



**Champs Sur Marne, Bradley Stoke Bristol BS32 9BZ**

**welcome to**

## **Champs Sur Marne, Bradley Stoke Bristol**

This stunning raised ground floor apartment benefits from a superb position and stylish presentation throughout. The property is one of very few that also boasts a full walkout balcony/terrace from the main living space. There is also allocated parking, well proportioned rooms and double hallway.

### **Champs Sur Marne Communal Entrance**

Well presented communal areas. Light and bright throughout and includes phone entry systems to all apartments.

### **Private Front Door**

The modern and well presented front door on the ground level leads into the pre-hall space.

### **Pre-Hall**

8' 5" max x 3' 10" max ( 2.57m max x 1.17m max )

This initial hallway is supremely useful and somewhat a rarity. The well presented space with carpet and window to front aspect provides storage and a natural thermal and noise barrier. The current owner uses it for their pram, shoes and coats.

### **Main Hall**

11' 7" max x 6' 4" max ( 3.53m max x 1.93m max )

Again, very well presented and of great proportions. The space instantly accentuates the dimensions and 'roomy' feeling throughout. Finished with carpet and pendant light leading to all areas including cupboard storage.

### **Living Room**

15' 5" max x 11' 5" max ( 4.70m max x 3.48m max )

The main living space is light and bright granting access to the balcony with double doors and part-open kitchen to the front aspect. The room is finished in a two-tone neutral colour theme and offers a stylish feel with a serenity about it. The balcony not only offers light and views but also a feeling of 'inside-outside' living.

### **Balcony**

6' 8" max x 3' 3" max ( 2.03m max x 0.99m max )

Spacious covered balcony with metalwork handrail

and balustrades. Views and beautiful light from here.

### **Kitchen**

11' 4" max x 6' 1" max ( 3.45m max x 1.85m max )

The very well proportioned kitchen includes wall and bas units to three sides and space for all expected appliances. The window to the front aspect grants light and views and the space is finished with wooden laminate flooring and pendant light.

### **Bedroom 1**

10' 5" max x 8' 5" max ( 3.17m max x 2.57m max )

The main double bedroom with window to the garden aspect is light and bright and finished to a high standard. The room includes built-in storage and a floral feature wall adding impact.

### **Bedroom 2**

10' 5" max x 6' 9" max ( 3.17m max x 2.06m max )

The second bedroom also shares the same view, associated light and ample space. The current owners use this as a nursery whilst it offers complete flexibility.

### **Bathroom**

6' 8" max x 7' 3" max ( 2.03m max x 2.21m max )

Again, great proportions! The space includes a three piece suite with shower over bath. There is a window to the front aspect, extractor and tile effect flooring. Finished to a stylish and functional standard.

### **External Parking**

Allocated parking to the front.

### **Communal Garden**

Lawned garden with herbaceous borders for the use of residents.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to  
**Champs Sur Marne,  
Bradley Stoke Bristol**

- Stunning Apartment with Walk-Out Covered Balcony
- Desirable Champs Sur Marne Location in Bradley Stoke
- Communal Private Gardens to the Rear Aspect
- Allocated Parking Adjacent to the Entrance
- Spacious Kitchen - Full Equipped

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£225,000**



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