



Oxleigh Way, Stoke Gifford BRISTOL BS34 8AW

welcome to

Oxleigh Way, Stoke Gifford BRISTOL

This tremendous two bedroom / two bathroom apartment exudes style, functionality and unusually large rooms throughout. In addition to the ensuite and additional storage is a full fledged utility room plus allocated parking. This desirable site is attracting significant interest as will this flat.

Oxleigh Way Communal Entrance

A modern and stylish entrance door leads into the communal areas. There is the bonus of two entrance points from both sides of the building. There is a telephone entrance system servicing all individual properties including a trade facility.

Shared Areas

Presented to a high standard with modern finishings and neutral decor. Light, bright and welcoming. Clearly maintained to a good standard.

Private Entrance

A modern door leads into the main hallway.

Hallway

17' 10" max x 10' 10" max (5.44m max x 3.30m max)
The hallway space is impressive from the outset and instantly accentuates the property's size and space as found throughout. The additional side window offers tremendous natural light and the wooden floor provides a sense of unity flowing onward and beyond.

Main Living Space

22' 4" max x 11' 10" max (6.81m max x 3.61m max)
The main living space comfortably accommodates a full kitchen, tremendous lounging space and further room for a dining table. Windows front and side again offer beautiful light and full height double doors lead out to the oversized terrace. The whole package certainly offers a sense of 'inside-outside' living.

Kitchen Area

Full kitchen with gloss white cabinets and contrasting work top. Included is an integrated dishwasher, fridge and oven plus countertop electric

hob. There is great worktop space plus storage and the over counter windows add to the light and stylish aesthetic.

Terrace

9' max x 6' 1" max (2.74m max x 1.85m max)
Glorious outdoor space with pleasant outlook.

Bedroom 1

12' 5" max x 11' 9" max (3.78m max x 3.58m max)
Very well proportioned master bedroom to include built-in storage and ensuite shower room. As we have come to expect, the room is gloriously light and spacious.

Ensuite

7' 3" max x 4' 8" max (2.21m max x 1.42m max)
Again, well proportioned! To include an oversized walk-in shower, WC, basin and heated towel rail.

Bedroom 2

12' 6" max x 11' 2" max (3.81m max x 3.40m max)
The second bedroom follows suit offering the same high quality finish and generous proportions.

Family Bathroom

6' 5" max x 6' 10" max (1.96m max x 2.08m max)
Smart and modern three piece bathroom with shower over bath. Finished to a high spec with window to the side aspect.

Utility Room

6' 5" max x 5' 4" max (1.96m max x 1.63m max)
Notable spacious to accommodate white goods and amazing additional storage.

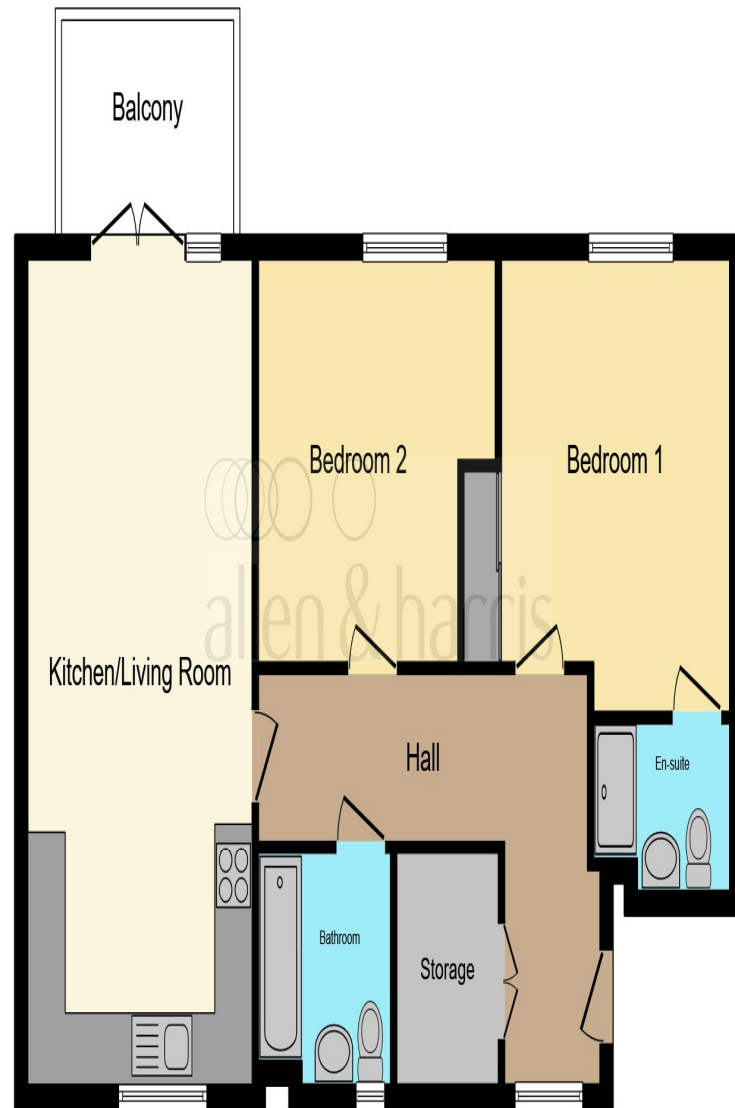
Parking

Allocated parking just adjacent.

Agents Notes

We have been advised that the monthly rent is £320.12 and monthly service charge is £145.03.

We further recommend that all legal and financial information is checked independently.



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



welcome to
Oxleigh Way,
Stoke Gifford BRISTOL

- Superb Two Bedroom / Two Bathroom Apartment
- Offered on a 40% Shared Ownership Basis
- Ensuite Bathroom to Master and Family Bathroom
- Spacious Terrace from Main Living Space
- Oversized Additional Utility Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1740.36

Ground Rent: 3841.56

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£112,000



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