



ESTATE AGENTS

... the key to a successful move



Avon Way, Bristol, BS9 1SY

**Offers in the
region of
£375,000**

* Modern Open Plan Living Space

* Three Double Bedrooms

* Two Roof Terraces

* Residents Leisure Complex With Pool & Gym

* Tandem Garage

* Easy Commuting Links

w: www.keysestateagents.co.uk

Avon Way, Bristol, BS9 1SY

ACCOMMODATION

DESCRIPTION

A deceptively spacious three bedroom apartment set on the second floor of this popular residential complex in Stoke Bishop, Druid Woods offers the ideal location for professionals and downsizers looking to make the most of city living and the amenities the development has to offer including residents leisure complex with pool & gym, additional benefits include fast transport links to the city centre and the M4 / M5 motorways. Formally a four bedroom apartment, two of the bedrooms have been amalgamated to make a delightful master suite which has access to a sun terrace, which takes full advantage of the woodland outlook from its large picture windows and the spacious roof terrace. In-addition to this, the kitchen area has also been opened up and incorporated into the open plan living space which again has the added advantage of its own spacious sun terrace, all of which combines to make the ideal place to entertain. With two further double bedrooms, a dressing room, shower room, bathroom, communal lift service and a tandem length garage this apartment is certainly worth taking a look at.

ENTRANCE

Access at ground floor level which leads to a secure door which in turn provides access to the communal hallway.

COMMUNAL HALLWAY

Stairs and lift access to the upper floors. Access to this apartment is off the second floor landing via secure entrance door to side aspect leading to entrance hall.

ENTRANCE HALL

Fitted double wardrobe with sliding doors, hanging rail and shelving, archway through to main hallway.

MAIN HALLWAY

L-shaped format) Two wall light points, intercom entry phone, doors to all rooms, airing cupboard with slatted shelving, storage and houses hot water cylinder.

OPEN PLAN LIVING SPACE/KITCHEN AREA 19'0" x 23'11" (5.80m x 7.30m)

Measurements include dining and kitchen area. Feature UPVC double glazed box bay window to front aspect, picture windows and sliding patio doors leading out onto roof terrace, additional set of double glazed sliding patio doors leading out onto the side patio terrace. Wall mounted electric panel heater.



Kitchen Area

Fitted with range of wall to base units inset Belfast sink and mixer taps over, integrated eye level microwave, integrated oven, integrated dishwasher, integrated fridge freezer, Centre island has integrated electric hob with storage under.



Roof Terrace 18'6" x 6'8" (5.65m x 2.05m)

Accessed via the living room, fully enclosed with tiled flooring, sun awning, outside cold water tap, views looking out towards the woodland of Druid Woods.

MASTER BEDROOM 15'3" x 13'7" (4.66m x 4.15m)

UPVC double glazed windows to front aspect, French door providing access to patio roof terrace, fitted double wardrobe with sliding doors,



Roof Terrace 5.72m x 2.94m

Accessed via the master bedroom and living room, laid to patio, sun awning providing shade from the summer sun, trellising.

BEDROOM TWO 15'4" x 10'2" (4.69m x 3.11m)

UPVC double glazed window to side aspect, wall mounted electric storage heater, door to dressing room.

DRESSING ROOM 10'4" x 6'10" (3.15m x 2.09m)

Built-in double wardrobe with sliding doors, hanging rail and shelving, fitted bookcase with storage cupboards under.

Avon Way, Bristol, BS9 1SY

BEDROOM THREE 10'1" x 9'2" (3.08m x 2.8m)

UPVC double glazed picture window to side aspect, wall mounted electric panel heater, storage cupboard with shelving.

MAIN BATHROOM 6'5" x 6'4" (1.97m x 1.94m)

Fitted with a modern three piece white suite comprising pedestal wash hand basin, low level WC, panelled bath with independent Triton Tati electric shower over, fitted glass screen, tiled splashbacks.



SHOWER ROOM 6'5" x 6'5" (1.96m x 1.98m)

Fitted with a modern three piece white suite comprising walk-in double shower enclosure with sliding glass screen, fitted Triton Cara electric shower, pedestal wash hand basin, low level WC, tiled splashbacks.



TANDEM GARAGE 31'10" x 8'2" (9.71m x 2.49m)

To the left hand side of the communal entrance hall is access to a tandem length garage with up and over door to front and is power and light connected.

ADDITIONAL FEATURES

Within the grounds of the development is a leisure complex for

use by the residents. It consists: heated swimming pool, sun terrace, changing rooms, squash court and fitness room with cardio machines. There is also a picturesque communal garden with mature trees and a stream running through it.



ADDITIONAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Tenure

Leasehold - 934 years remaining

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Avon Way, Bristol, BS9 1SY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only! Do Not Scale!



Druids Wood, Avon Way, Bristol FLOOR PLAN

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required