



Flat 4 Selsdon House 1, Smyths Close, Avonmouth, BS11 9FS
£184,995

GOODMAN
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Flat 4 Selsdon House 1, Smyths Close, Avonmouth, BS11 9FS

A Fantastic opportunity to purchase this one bedroom first floor apartment, located at the front of Selsdon House. This spacious and light apartment presents itself as entrance hall, Jack & Jill style shower room, open plan

Lounge/Kitchen/Diner with integrated appliances and one double bedroom. There is also a storage area located in the apartment which is reachable via a staircase from the lounge.

Renamed Selsdon House after Lord Selsdon who was the postmaster general 1924-29, this Queen Anne style Building of Townscape Merit was originally the post office and is now a stunning selection of elegant, bespoke apartments in the heart of Avonmouth Village, expertly converted by Landmark Architecture. Making use of high ceilings and large windows combined with a contemporary, high specification finish, each of the 1 & 2 bedroom apartments has its own unique charm and appeal, including beautifully designed shower rooms, modern kitchens, and raised bedroom platforms to selected apartments allowing generous storage space .

There's A rated condensing boilers with remote access via smart phone or wall mounted controls, video entry system and a gated courtyard leading to the parking space that comes with the property

Avonmouth Village is perfectly located for the local shops, pubs and Schools, with access to the M5 & M49 motorways. Approx. 20 minutes from City Centre, 10 minutes from Cribbs Causeway shopping Centre. Avonmouth railway station is 5 minutes' walk, trains to Bristol Temple Meads run twice an hour during peak periods. Excellent bus service with direct access into Bristol City and Southmead Hospital.

Viewing is highly recommended to fully appreciate the accommodation on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333/ shire@goodmanlilley.co.uk
Tenure: Leasehold - 120 years, circa £104 pcm

annual ground rent £200

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: A

Services: Mains Gas, Electric and Water

- No Onward Chain
- High Ceilings
- Fitted Bespoke Shutters
- Village Location
- Open Plan Living
- Secure Gated Access to a Parking Space
- Jack & Jill Shower Room
- One Double Bedroom
- 5 Years Old
- Video Intercom and Individual room Therostatic Valves

Communal Entrance

Entrance is via a secure entry video system. Beautiful high ceilings with a sweeping staircase.

Entrance Hall

Video entry door system, opening into the hallway, doors to all rooms.

Shower Room

8'6" x 4'11"

Double shower enclosure, built in modern sink and low level wc. Cupboard housing Combi-Boiler, heated chrome towel rail, "Jack and Jill " doors leading to the hallway and bedroom.

Lounge/Kitchen/Diner

12'2" x 19'0"

Beautiful high ceilings and feature window to front aspect. The kitchen is fitted with a range of wall and base units and integral appliances, Stainless steel sink with mixer tap over.

Bedroom

9'0" x 19'0"

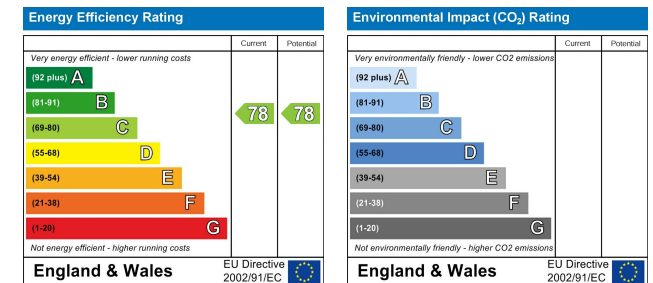
uPVC double glazed high window to side aspect, radiator

Raised Mezzanine Area

There is a raised area above the bedroom that is accessed via paddle stairs, this has potential for a snug/ work space area although it has lower ceilings

Parking

There is a secure parking space with this property through secure gates via remote fob entry to the rear of the building with a courtesy door leading into the building.



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

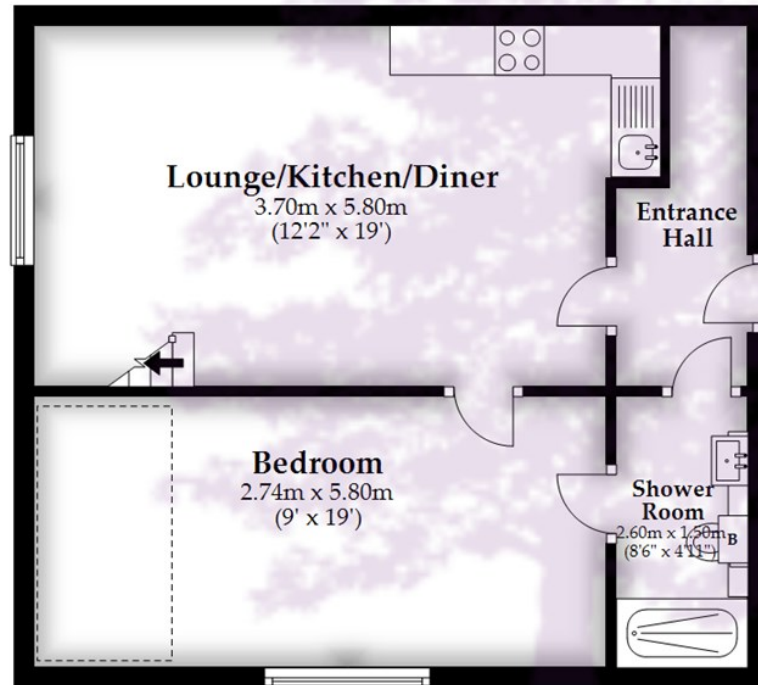
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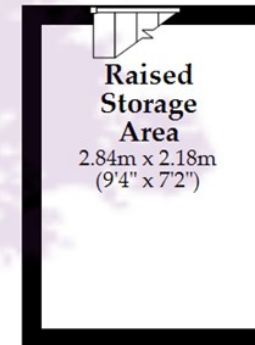
Ground Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



First Floor

Approx. 6.7 sq. metres (72.2 sq. feet)



Total area: approx. 53.6 sq. metres (577.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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