



## Flat 40, Orchard House 515-517 Stockwood Road, Bristol, BS4 5LR

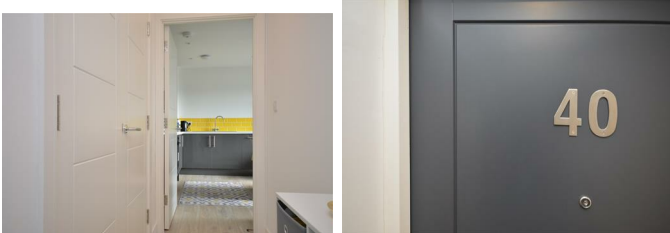
**£170,000**

A third floor apartment with lovely views. The apartment is well appointed throughout and has a secure entrance with intercom system, post box with additional security door leading to the stairs and lifts. The accommodation in brief comprises, entrance hall with storage cupboard, open plan living with fitted grey high gloss kitchen area with integrated appliances including electric oven, hob, fridge with small freezer compartment, and slimline dishwasher. One double bedroom and a shower room with subway style tiled shower enclosure. Situated just off of the A4 and opposite the Brislington Park and Ride. This apartment has many benefits including electric heating, access to secure bike storage, a communal car park including electric charging bays, which the owner has a parking permit that will be transferred to the new owner. The location has great public transport links to Bristol, Bath and Bristol Airport. The ring road is also nearby leading to motorway links. It is within walking distance to the retail park and various shopping outlets, a supermarket, gym and eateries. Council Tax Band A. Maintenance £1,116.22 per annum.. Ground rent £165 p/a. Call Eveleighs Whitchurch Team to arrange your early internal viewing. Please note there is no current EWS1 for this property.

### Communal Entrance



### Entrance Hall



### Open Plan Kitchen / Sitting Room

14'0" x 12'2" (4.29 x 3.71)



### Double Bedroom

17'6" max x 8'2" (5.35 max x 2.49)



### Shower Room

7'8" x 4'9" (2.35 x 1.45)



### Bike Store



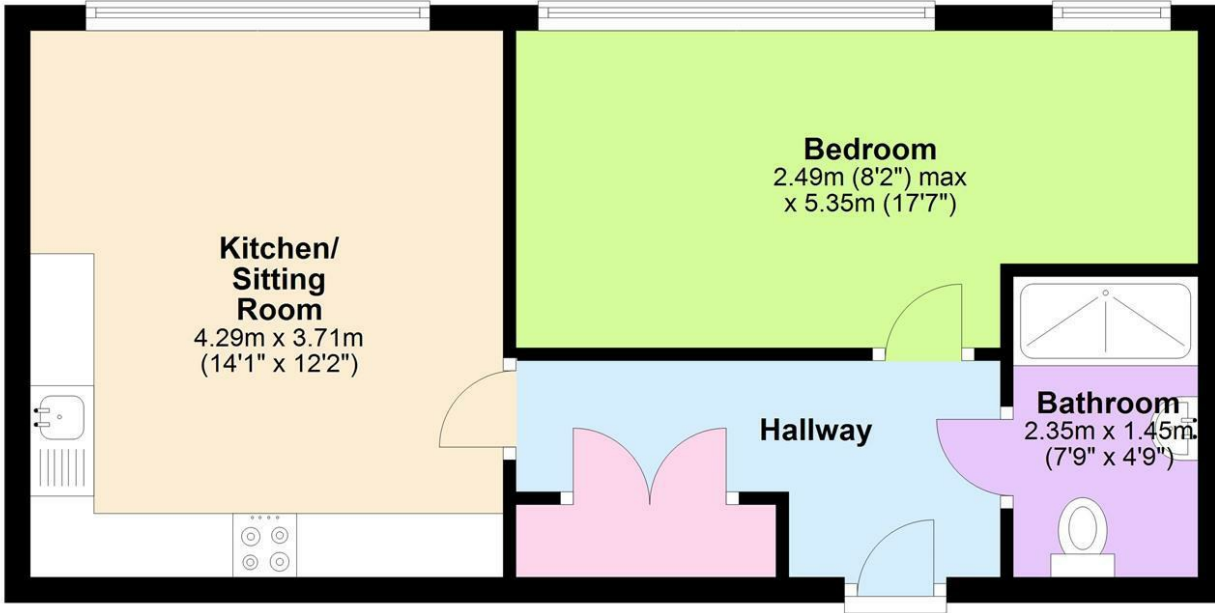
### View From Apartment



## Floor Plan

### Third Floor

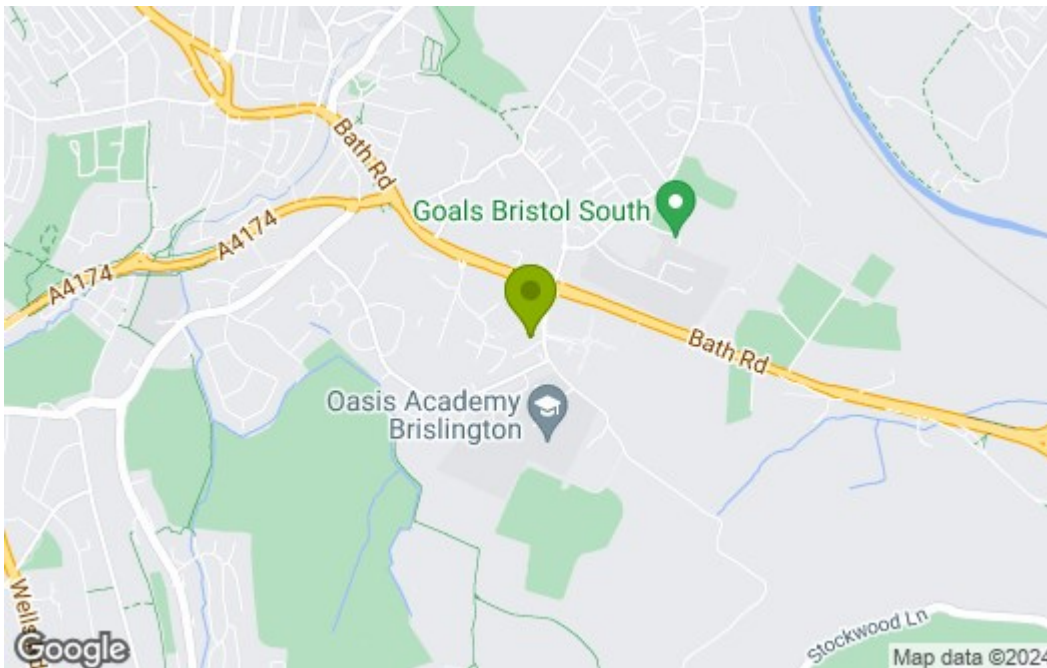
Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 39.3 sq. metres (422.8 sq. feet)

### 40 Orchard House, Bristol

## Area Map



## Energy Efficiency Graph

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

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