

estate agents **auctioneers**



STRATFORD
HOUSE

Flat 7, Stratford House Filton Avenue, Horfield, Bristol, BS7 0BL
£215,000

A practical and well located ground floor apartment with parking.

- Purpose built block
- No onward chain
- Allocated parking
- Open plan living
- Ample storage
- New boiler

The Property

The property features a spacious open-plan living and kitchen area, creating an ideal space for both everyday living and entertaining. The fitted kitchen provides ample storage through a range of base and wall-mounted units and includes a selection of integrated appliances.

The principal bedroom is generously sized and benefits from built-in storage, while the second bedroom offers excellent versatility, making it ideal as a single bedroom, home office or study. The bathroom is bright and spacious, enjoying natural light from a window and comprising a full-sized bath with overhead shower.

Further benefits include an allocated parking space, making this an excellent opportunity for first-time buyers, downsizers or investors.

Other Information

Leasehold.

Management Fee:

Council Tax Band:

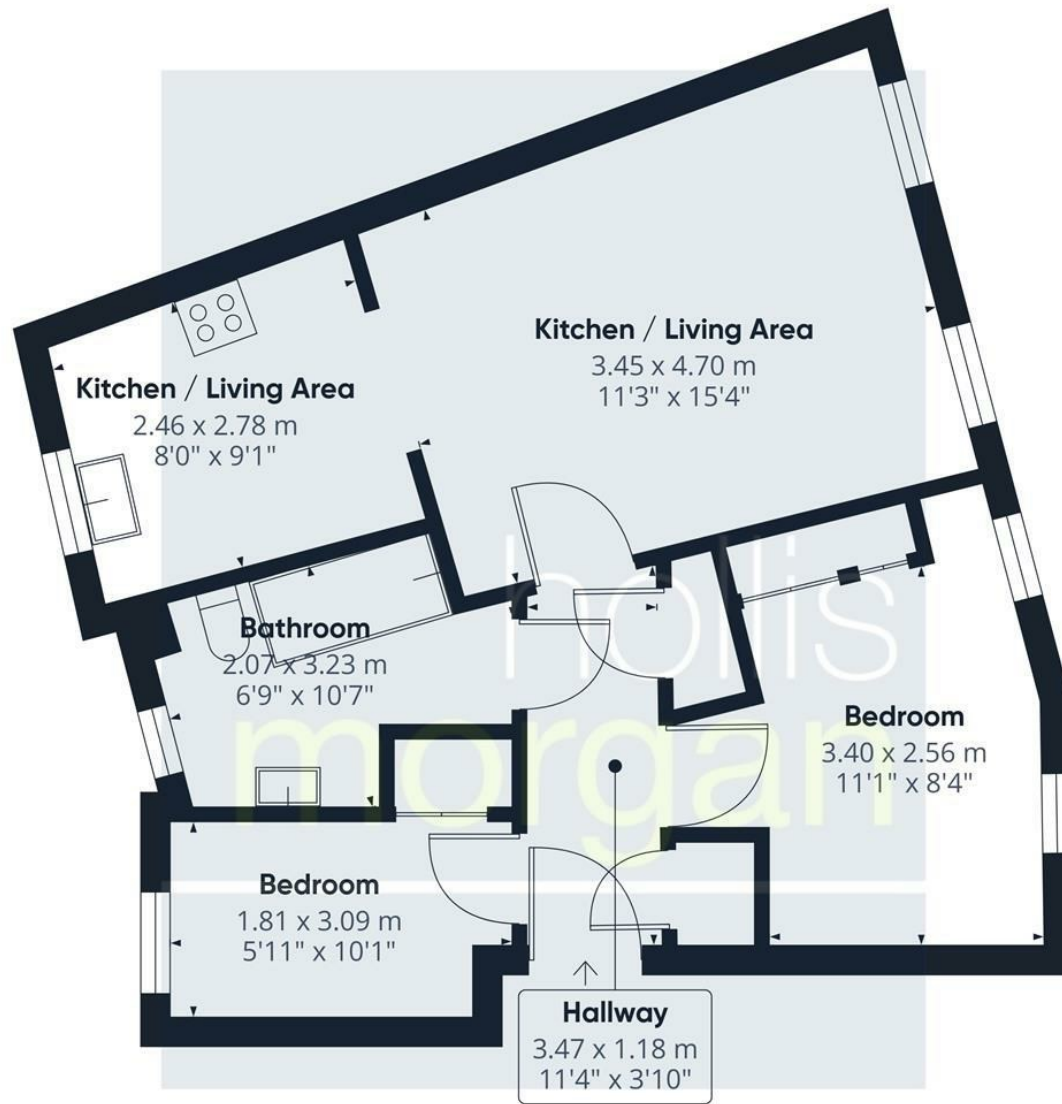
Location

Horfield is a popular residential area in North Bristol bordered by the neighbourhoods of Bishopston, Ashley Down, and Filton and has excellent public transport links to the City. Southmead Hospital, which is one of the largest hospitals in the South West of England is close by as is Gloucester Road famous for its independent shops, cafes, and restaurants. Large employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short walk to Filton Abbey Wood Train Station whilst UWE main campus is only a few miles away.

Please Note

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Approximate total area^m

52.8 m²
569 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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