



**Champs Sur Marne,Bradley Stoke Bristol BS32 9BZ**

**welcome to**

## **Champs Sur Marne, Bradley Stoke Bristol**

This superb apartment offers an abundance of light, spacious rooms and is presented to a high standard. The desirable location and development position offers a premium feeling and elevated levels of privacy. The well maintained building further offers allocated parking & gorgeous communal gardens.

### **Champs Sur Marne**

#### **Entrance Into Communal Areas**

The modern entrance to the front elevation leads to well maintained and light communal areas. A staircase leads upward to the first floor. Paving and herbaceous borders to the front aspect instantly create a pleasant feel. \*\* Access to the communal garden is offered here with a further door leading out to the rear side of the property.

#### **Entrance**

A modern front door leads into the spacious hallway.

#### **Hallway**

12' 9" max x 4' max ( 3.89m max x 1.22m max )

The hallway offers good proportioned and instantly accentuates the feeling of space as found throughout. Here leads to all areas including further cupboard storage and left access space.

#### **Living Room**

14' max x 14' 7" max ( 4.27m max x 4.45m max )

The living room offers dual aspect credentials with windows to the rear and side. The aforementioned grants tremendous light and long views with trees in the mid distance to the rear aspect. The room, finished in stylish neutral colour plus carpet, easily accommodates lounging furniture, decorative items and a dining table. The kitchen is conveniently just adjacent.

#### **Kitchen**

7' 10" max x 7' 1" max ( 2.39m max x 2.16m max )

The modern kitchen with window to the rear aspect is smart and functional. Complete with wall and base units plus various integrated appliances such as the modern electric hob, oven and integrated double fridge and freezer.

#### **Bedroom One**

12' 5" max x 10' 5" max ( 3.78m max x 3.17m max )

Bedroom One is well presented and finished in modern neutral colours plus attractive carpet. The space includes a window granting lovely light, double door built-in storage cupboard plus ensuite shower room.

#### **Ensuite**

6' 5" max x 4' max ( 1.96m max x 1.22m max )

Well proportioned to include an oversized shower cubicle, WC and basin. Complete with wall tiling, extractor and window.

#### **Bedroom Two**

10' 5" max x 12' 7" max ( 3.17m max x 3.84m max )

Also very well proportioned and finished to the same standard, This bedroom offers twin windows and also double door built-in storage.

#### **Bathroom**

7' 1" max x 6' 6" max ( 2.16m max x 1.98m max )

Well proportioned three piece family bathroom. Presented to a good standard and includes an extractor and wall mounter heater.

#### **Storage Off Hallway**

4' max x 2' 5" max ( 1.22m max x 0.74m max )

Noteworthy further storage from the hallway plus hot water tank.

#### **Agents Notes**

The property is being sold with no chain. We believe this will suit residential buyers and investors alike.

We have been advised that there the lease length is 999 years as of 2004 with 978 remaining, the annual service charge is £2463.58 p/a and the ground rent

is £250 p/a.



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](http://www.focalagent.com)



welcome to  
**Champs Sur Marne,  
Bradley Stoke Bristol**

- Attractive Two Double Bedroom Apartment (Two Bathroom inc Ensuite)
- Desirable Top Floor Position with Light and Views
- Favourable Development Location
- Separate Kitchen and Well Presented Family Bathroom
- Light and Bright Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2463.58

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£228,000**



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Property Ref:  
STG109858 - 0002

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**0117 979 8082**



[StokeGifford@allenandharris.co.uk](mailto:StokeGifford@allenandharris.co.uk)



41 North Road, Stoke Gifford, BRISTOL, BS34  
8PB



[allenandharris.co.uk](http://allenandharris.co.uk)