



**Filton Avenue, Horfield Bristol BS7 0LW**



**welcome to**

## **Filton Avenue, Horfield Bristol**

This superb two bedroom ground floor flat boasts a very spacious private courtyard, open-plan kitchen and main living space, great dimensions throughout and is presented to a high standard. The aforementioned coupled with the ultra convenient location makes for an exciting property.

### **Filton Avenue Entrance**

Entrance on the ground floor via well presented communal area.

### **Hallway**

10' 8" max x 10' 11" max ( 3.25m max x 3.33m max )

A private door leads inwards. The spacious linking hallway instantly accentuates the feeling of size and space throughout. From here is access to useful storage, bathroom and both bedrooms. Finished with modern wooden laminate flooring and twin pendant lights.

### **Kitchen**

7' 4" max x 11' 4" max ( 2.24m max x 3.45m max )

The very well proportioned kitchen is open to the lounging space which adds convenience of use and the dual aspect credentials make for very pleasant living conditions. The kitchen area includes beautifully tiled walls and floors, wall and base units, integrated oven and hob plus extractor, integrated fridge and freezer plus space for further white goods.

### **Living Room**

14' 2" max x 13' 4" max ( 4.32m max x 4.06m max )

The main living space is finished to a high standard and spacious. Double doors offer direct access into the garden alongside light and a pleasant outlook. Finished with chandelier style spot lights and attractive modern flooring. Plenty of space for lounging furniture, desk and/or dining table as required.

### **Bedroom One**

11' 5" max x 10' 11" max ( 3.48m max x 3.33m max )

Well proportioned bedroom with lovely garden outlook. The space is light and bright and presented

to a high standard to include fitted AND built-in storage. Complete with modern wooden laminate flooring.

of 2008.

We recommend that all legal and financial information is checked independently.

### **Bedroom Two**

11' max x 6' 5" max ( 3.35m max x 1.96m max )

The second bedroom also offers good proportions and is finished to the same high standard. Here offers an outlook to the front aspect.

### **Bathroom**

6' 9" max x 6' 1" max ( 2.06m max x 1.85m max )

The modern three piece bathroom includes a shower over bath, external window, extractor, radiator and full complement of wall and floor tiles.

### **Exterior Garden**

20' 10" max appx x 26' 2" max appx ( 6.35m max appx x 7.98m max appx )

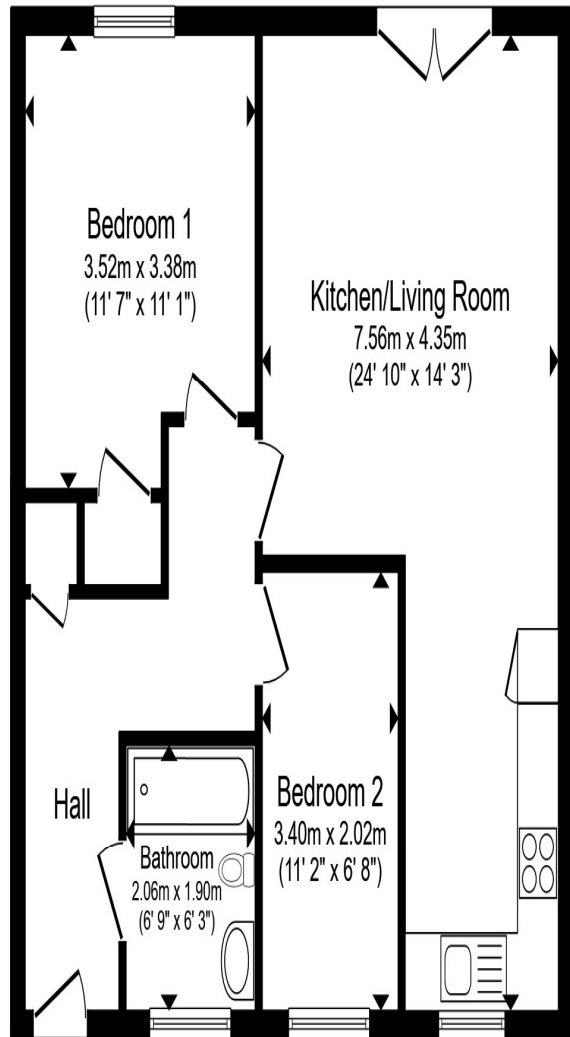
Exceptionally well proportioned courtyard garden with direct access from the property. Complete with paving, shed and wooden boundary fencing.

### **Parking**

Resident parking based on a first come, first serve basis.

### **Agents Notes**

We have been advised that the annual service charge is £1200 and the lease length is 125 years as



Total floor area 59.2 m<sup>2</sup> (637 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Filton Avenue,**  
**Horfield Bristol**

- Superb Two Bedroom Ground Floor Apartment
- Convenient Filton Avenue Location
- Open-Plan/Linked Living Room and Kitchen
- Very Spacious Courtyard Garden with Direct Access
- Resident Parking On-Site

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£250,000**



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Property Ref:  
STG109964 - 0002

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