



Shakespeare Avenue, Bristol BS7 0NS

welcome to

Shakespeare Avenue, Bristol

This superb two bedroom, two bathroom apartment occupies a sought after top floor position with light and views. The property with allocated parking has been recently renovated and is offered to the market with NO CHAIN. We will be delighted to answer questions and arrange viewings.

Shakespeare Avenue

Entrance And Communal Areas

Entrance is granted via smart communal door from the front/side aspect. All apartments have electronic entry systems for visitors and shared spaces are light and bright and presented to a good standard.

Top Floor And Private Entrance

The modern private front door leads away from the spacious and very 'private feeling' top landing.

Hallway And Storage

9' 6" max x 9' 11" max (2.90m max x 3.02m max)
Spacious hallways leading to all areas. Included here are two spacious and hugely useful storage cupboards also with one containing the hot water system. The expansive space is presented to a very high standard in neutral colour and newly fitted carpet. * Plenty of shared light especially when all internal doors are open.

Living Room

16' 3" max x 12' 11" max (4.95m max x 3.94m max)
The main living space is again presented to a very high standard leading away to the open and linked kitchen. The room feature dual aspect credentials with double Juliet balconies and associated double doors. The light, space and views make for a very pleasant living environment.

Open Kitchen

10' 9" max x 6' 3" max (3.28m max x 1.91m max)
Part-open granting the perfect blend of separation and open-plan sociable feel. The smart kitchen with wall and base units is complete with gas hob and matching brushed steel extractor, integrated oven plus fridge and freezer alongside spotlights and wooden laminate flooring.

Bedroom 1

13' 3" max x 8' 8" max (4.04m max x 2.64m max)
Smart and spacious double bedroom that is presented to the highest standard. The room offers dual aspect credentials, built-in storage and leads away to the well proportioned ensuite.

Ensuite

5' 4" max x 5' max (1.63m max x 1.52m max)
Very well proportioned ensuite with natural light given the side aspect window. Included here is a good sized shower cubicle, WC and basin. All presented to a good standard with pretty mosaic style flooring.

Bedroom 2

12' 7" max x 6' 10" max (3.84m max x 2.08m max)
Well proportioned for a second bedroom and also presented to a high standard. The room is (again) light and bright with built-in storage.

Bathroom

Again, well proportioned and presented to a high standard. To include a basin over vanity, bath and WC.

External Parking

Allocated parking adjacent for one car.

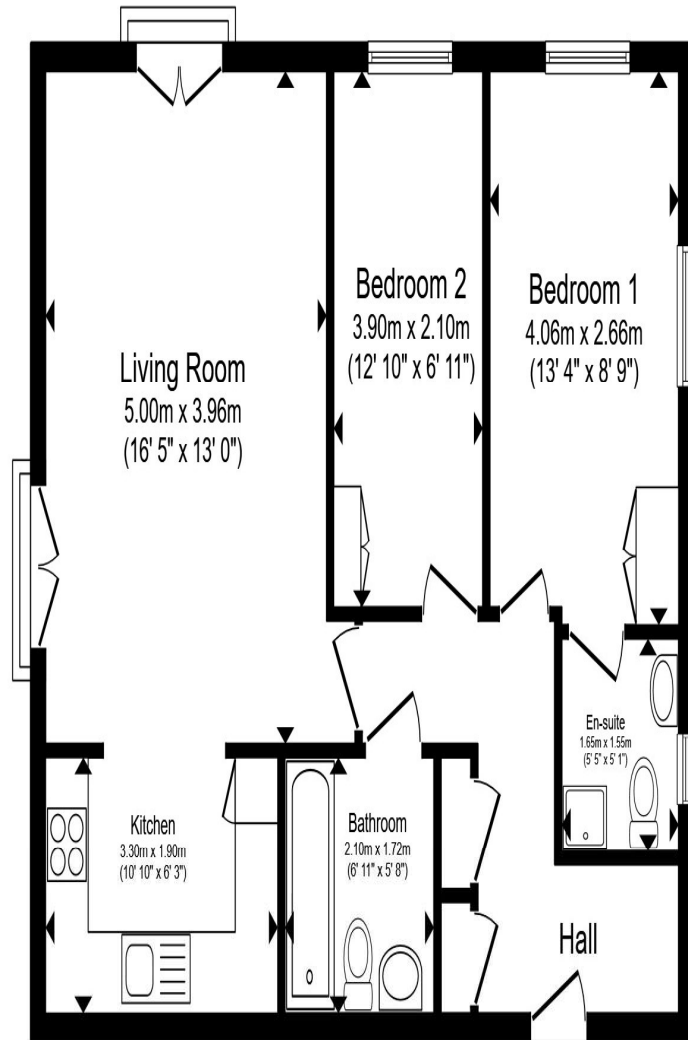
Agents Notes

We have been advised that the lease length is a remainder of 999 years and the current service charge is £1407.31 p/a.

It is recommended that all legal and financial information is checked independently.

Bathroom

6' 9" max x 5' 7" max (2.06m max x 1.70m max)
Again, well proportioned and presented to a high standard. To include a basin over vanity, bath and WC.



Total floor area 62.4 m² (672 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



welcome to
Shakespeare Avenue,
Bristol

- Premium Two Bedroom / Two Bathroom Apartment
- Convenient and Sought-After Location Close to Filton Avenue
- Desirable Top Floor Position with Light and Views
- Two Juliet Balconies and Associated Double Doors to Main Living Space
- Newly Refurbished Throughout

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1407.31
Ground Rent: 302.85

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



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Property Ref:
STG109961 - 0002

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