

AlexanderMay



97 Paxton Drive, Bristol
Bristol

In Excess of £250,000

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- Two Bedroom Ground Floor Apartment
- Offered With No Onward Chain
- Allocated Parking Space
- Open Plan Kitchen / Living Room
- Master Bedroom with En-Suite Shower Room
- Family Bathroom
- Outside Patio Area
- Bike Shed

Offered for sale with the distinct advantage of no onward chain, this exceptional two-bedroom ground-floor apartment enjoys a prime position within the prestigious Paxton Drive development in Bower Ashton. Arranged across a single level, the residence opens into a welcoming entrance hall with a substantial storage cupboard, before flowing into an impressive open-plan kitchen and living space designed for sophisticated modern living. The kitchen is appointed with a comprehensive range of wall and base cabinetry, a four-ring electric hob with oven beneath, a stainless-steel sink and an integrated fridge-freezer, together with dedicated space and plumbing for a washing machine and compact dishwasher.

The generously proportioned principal bedroom is enhanced by a private en-suite shower room, featuring an enclosed mains-fed shower, WC, pedestal basin, heated towel rail and extractor fan.



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A beautifully sized second bedroom offers excellent versatility, while dramatic floor-to-ceiling windows in both rooms invite an abundance of natural light. Completing the accommodation is a well-appointed family bathroom with a mains-fed shower over the bath, WC, pedestal basin, heated towel rail and extractor fan, complemented by tasteful partial tiling.

A sheltered private patio extends the living space outdoors, creating an intimate setting for al fresco dining and relaxed entertaining. Further practical advantages include an allocated parking space and access to a secure bicycle store.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



