



Flat 4 Woodlands Court, , BS11 9XU

£185,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## Flat 4 Woodlands Court, BS11 9XU

Offering for sale is a modern ground floor flat with private patio leading to south westerly facing communal gardens in a highly popular location close to Shirehampton village and The Cotswold Estate.

The property consists of a private entrance hall, open plan lounge/dining room with newly fitted kitchen, double bedroom and a modern fitted bathroom. Further benefitting of gas central heating from Combi-Boiler and double glazing throughout.

There are very well kept communal gardens which offer a south westerly aspect, making this space a real sun trap. There is an allocated parking space and visitors spaces too, an entry phone system and NO onward chain.

The location is ideal for its proximity to Shirehampton Train Station and Portway Park & Ride meaning access into the city by public transport is easy, as well as being able to get to the motorway network in a matter of minutes.

The property is also close to local shops, The Lamplighters public house and riverside walks.

Viewing is highly recommended to fully appreciate the well maintained accommodation on offer here. Call, Click or Come in and visit our experienced sales team- / 01172130333

Tenure: Leasehold, 89 years left. Maintenance Charge £100.00 pcm which includes buildings insurance, and garden maintenance and window cleaning.

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: A

Services: Mains Water, Drainage, Gas and Electric.

- No Onward Chain
- Great Riverside Walks
- Beautifully Presented Throughout
- Allocated Parking Space
- 1 Bed Flat in a Sought after Location
- Close to all Transport Links
- South Facing Communal Rear Gardens
- Village Within Walking Distance

### Entrance

Entrance via wooden door into inner hallway, door leading into flat.

### Hall

14'4 x 3'11

Doors to all rooms, great size cupboard.

### Bedroom

11'5" x 8'7"

Window to front aspect, sliding mirrored wardrobe, radiator. cupboard housing Combi-Boiler

### Shower Room

8'7" x 6'6"

Newly fitted shower room comprising of a double shower enclosure, low level wc, pedestal sink in unit, heated chrome towel rail.

### Kitchen/Diner/Living Room

13'7" x 14'3"

uPVC door and side window leading into the communal garden, radiator.

### Kitchen Area

6'2" x 7'4"

Fitted with a range of wall and base units with roll top work surfaces. Stainless steel gas hob with matching stainless steel hood over, electric oven. Stainless steel sink with mixer tap over, integrated fridge and freezer, washing machine.

### Communal Gardens

There are communal gardens to the rear that are

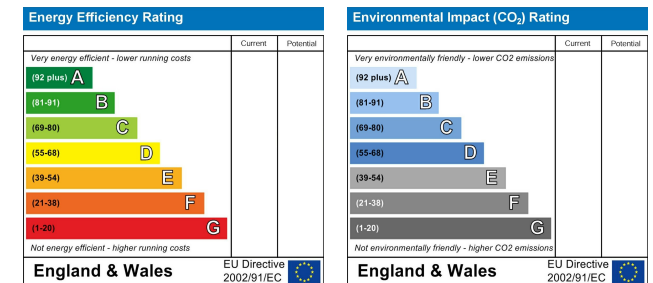
mainly laid to lawn with washing lines and a private patio area for each flat.

### Parking

There is allocated parking with the property.

### Location

The location is ideal for its proximity to Shirehampton Train Station and Portway Park & Ride meaning access into the city by public transport is easy, as well as being able to get to the motorway network in a matter of minutes. The property is also close to local shops, The Lamplighters public house and riverside walks.



### Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

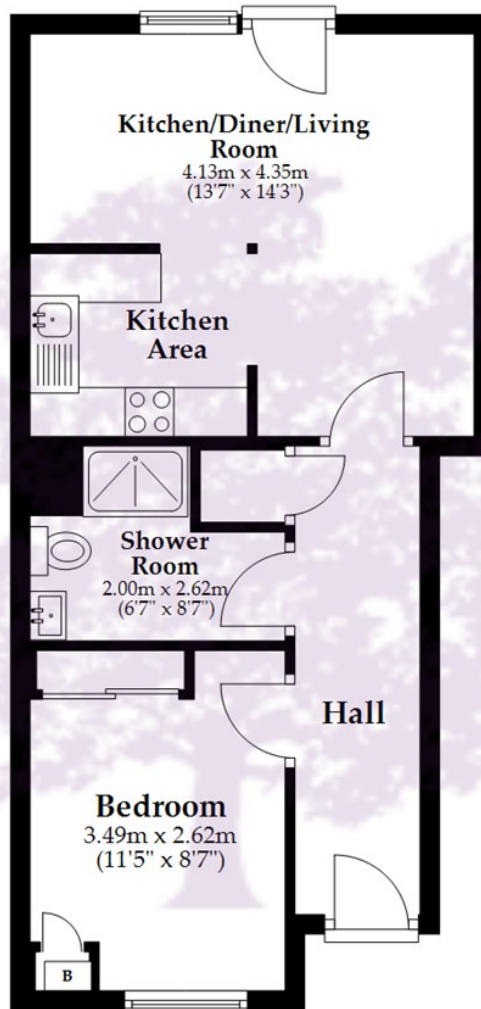
01172 130333

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## Ground Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 39.7 sq. metres (427.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.