

Wood Street,Patchway Bristol BS34 5SW

Not for marketing purposes INTERNAL USE ONLY

welcome to

Wood Street, Patchway Bristol

Exceptional ground-floor apartment in Charlton Hayes. Two good sized bedrooms, two bathrooms, wrap-around terrace, parking, storage. Stunning open-plan living. Modern, stylish presentation enhanced by current owners. Nearly 700 sq ft. Perfectly located with excellent transport and amenities nearby.

Wood Street
Entrance
The smart entrance on Wood Street is adorned with herbaceous borders and planting beds with twin steps and attractive railings leading to communal entrance.

Communal Areas
Well presented communal spaces. Light, bright and well maintained. The entrance to the flat in question is conveniently located offering entry and exit by either the front or rear main communal doors.

Private Door Into Hallway
A modern door leads inwards, The hallway is stylish and instantly accentuates the feeling of space and comfortable modernity as found throughout. The impressive 'L-Shaped' linking hall is complete with neutral tone-tone decor, professional wall paneling plus dado detailing and wood effect flooring. Here offer access to all areas including the additional storage cupboards.

Open Plan Living And Kitchen
Here we find the open plan living space which perfectly incorporates the lounging, dining and kitchen space perfectly. The space is light and bright with pleasant open outlook to the front and similarly attractive side view. The sheer expanse of glass creates an attractive and inviting feel where direct access to the terrace offers a further sense of 'inside outside' living that many demand. The room is finished with carefully chosen colour, wood effect flooring and twin pendant lights. The modern kitchen offers integrated appliances, plenty of storage and spotlights above for an ideal cooking experience.

Bedroom 1
Well proportioned double bedroom finished to a high standard as expected here. The neutral and carefully chosen colour pallet offers a serene feel and the forward facing window grants views and light. An ensuite leads away from here.

Ensuite
Very well presented, modern and stylish. The generous ensuite includes a shower, WC and basin. Finished with modern flooring plus shower and splashback tiles.

Bedroom 2
The second bedroom also benefits from light and forward facing views. The space offers tremendous flexibility of use whether it be simply a second bedroom, spare, nursery or home office. Currently used as an office and day room with bed available.

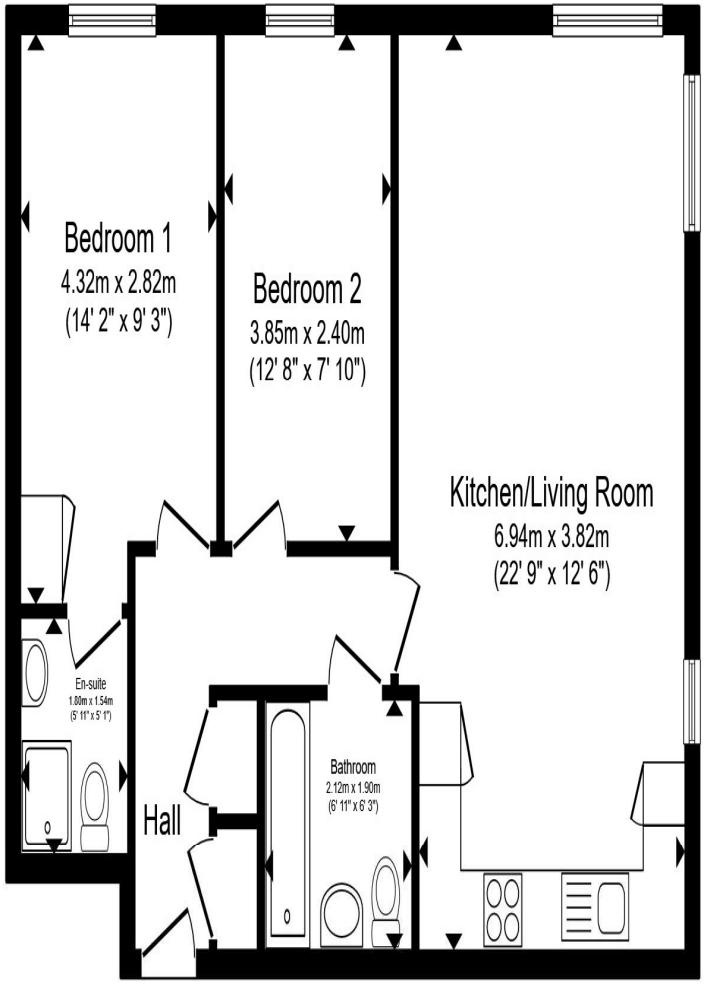
Family Bathroom
Similarly stylish, functional and very well presented. The three piece bathroom includes a shower over bath, modern flooring and feature wall decor.

Parking
Allocated parking included.

Area
Onsite facilities, motorway access, local train links, huge choice of shopping including Cribs Causeway/The Mall, wealth of local major employers such as Rolls Royce and the new facilities planned at Brabazon adjacent including the arena and new train link.

Agents Notes
We have been advised that the lease has 989 remaining, service charge of £1406.95 p/a (as per 2025) and nil ground rent. We advise that all legal and financial information is check independently.

The property is offered with NO CHAIN and VACANT OCCUPANCY,



Ground Floor

Total floor area 65.0 m² (700 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

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welcome to

Wood Street,

Patchway Bristol

- Stylish and Spacious Two Bedroom / Two Bathroom Apartment - Charlton Hayes **NO CHAIN**
- Light and Bright with Wrap-Around Balcony/Terrace
- Desirable Ground Floor Position with Pleasant Outlook
- Presented to the Highest Standard Throughout
- Open-Plan Living to Incorporate Modern Kitchen and Dining Area

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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The Property Ombudsman

Property Ref:
STG110373 - 0004

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