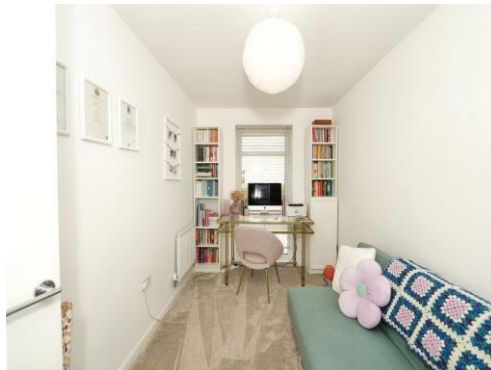




Connells

Lane End Road
Patchway Bristol



Property Description

This modern two-bedroom apartment is ideal for first-time buyers, professional sharers or investors. With an entrance hall, an open-plan living room with balcony and a modern kitchen diner. It also comes with two good-sized bedrooms with an en-suite and modern bathroom. Secure entry, clean & tidy communal areas, allocated parking, a popular location close to numerous local amenities including shops, schools and transport links.

Patchway provides amenities including local independent retailers along Gloucester Road and within the nearby Cribbs Causeway retail complex, supermarkets such as a large Asda Superstore, Morrisons, and an Aldi, the Patchway Health Centre, and schools such as Patchway Community School and Callicroft Primary Academy, making it highly attractive to families and working professionals. Features include the expansive Scott Park, the nearby Three Brooks Local Nature Reserve, and scenic walking routes along the Concorde Way paths, through the local Bradley Stoke Nature Reserve trails, and around the grounds of nearby Blaise Castle Estate, appealing to active retirees and outdoor enthusiasts. Transport is via a short line to Patchway railway station with direct links to Bristol Temple Meads, Cardiff Central, and Taunton, with major road links including the A38, the M4, and the M5.

Location

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Leasehold Details

£60 per year (Ask agent about the review period)

Annual Service Charge - £1,600

989 years left of lease length

Agents Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

Leasehold Details

We have been advised that the lease length is 999 years as from 2017, ground rent of £300 p/a and service charge of £700 p/a.

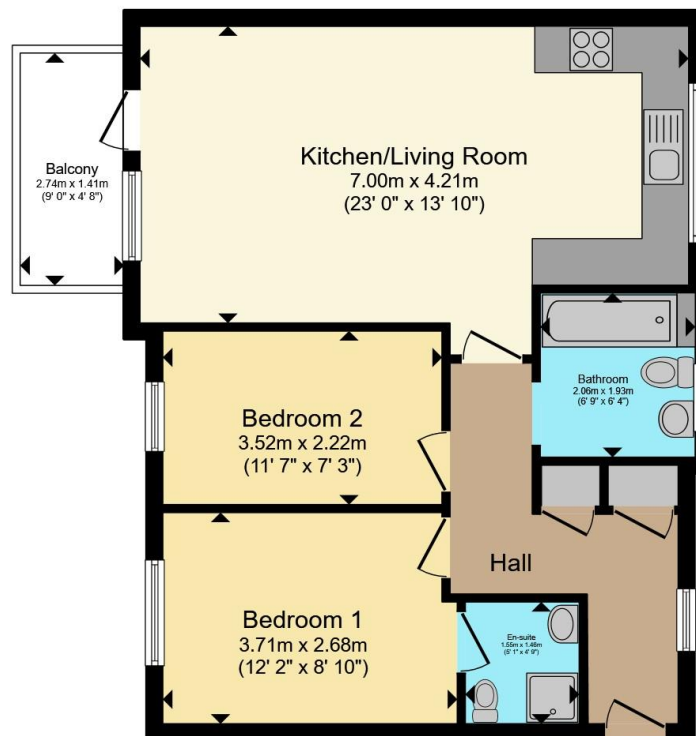
We advise that all legal and financial information is checked independently.

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.









Total floor area 61.8 m² (665 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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To view this property please contact Connells on

T 0117 931 4455
E filton@connells.co.uk

Unit 4 The Shield Retail Centre Link Road Filton
BRISTOL BS34 7BR

EPC Rating: B Council Tax
Band: B

Service Charge: 700.00 Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/FIL309412

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: FIL309412 - 0002