



Oxleigh Way, Stoke Gifford BRISTOL BS34 8AW

welcome to

Oxleigh Way, Stoke Gifford BRISTOL

This stunning ground floor apartment with 'wrap-around' terrace/balcony manages to combine style, homeliness and modernity in perfect harmony. The apartment offers a glorious open-plan living space, spacious bedroom and bathroom plus impressive linking areas. Please contact us.

Oxleigh Way

Entrance and Communal Areas

The attractive point of entrance into the building include telephone entry systems, well maintained shared areas and lovely light given the glazed doors.

Private Entrance

Modern and well presented doorway leads inwards.

Hallway

10' 11" max x 9' 2" max (3.33m max x 2.79m max)

The spacious hallway leads to all areas and instantly accentuates the feeling of size as found throughout. Finished to a high standard with modern grey wooden laminate flooring. There is space here for additional decorative furniture and leads to the highly useful utility/storage double door cupboard.

Living Space

23' 1" max x 12' max (7.04m max x 3.66m max)

The main living room beautifully incorporates a dining area, lounging space and full kitchen with consummate ease. Here the flooring continues from the hallway creating a sense of unity and the dual aspect credential given the windows front and side offer a further feeling of light and space. The room is wholly stylish whilst also being incredible homely. Doors lead directly out on to the extensive terrace which occupies the front and side aspect. * Plenty of room for alfresco dining and outdoor relaxation!

Kitchen Area

The kitchen is complete with wall and base units finished in modern grey/blue with contrasting worktops. There are various integrated appliance including the fridge and freezer, oven plus electric hob. The space adjacent (by the side window) allows for a dining table or other furniture of your choosing.

Bedroom

13' 9" max x 11' 10" max (4.19m max x 3.61m max)

Again, very well presented with a continuation of the modern flooring. The space allows for a double or king sized bed alongside built-in storage and space for a desk if required. The room further capitalises on the light and views to the front.

Bathroom

7' max x 6' 6" max (2.13m max x 1.98m max)

The very well presented three piece bathroom includes a shower over bath with glass screen, heated chrome towel rail, extractor and tiling. The space is clean, stylish and unusually spacious.

Utility

5' 6" max x 2' 7" max (1.68m max x 0.79m max)

The double door utility cupboard from the hallway offers huge storage options and also contains the hot water tank.

Terrace/Balcony

15' 1" max appx x 18' 3" max appx (4.60m max appx x 5.56m max appx)

The 'wrap-around' balcony with composite boards grants that all important outside space that we search for. The space grants a sense of inside-outside living whether sitting enjoying some alfresco dining or enjoying the terrace from inside with the door open!

Site Position

Oxleigh Way is located in the heart of the Brooklands development and the specific apartment location is afforded long views through the site and glorious and extensive gardens to the front aspect.

Agents Notes

The property is being offered with no chain.

We have been advised that the lease is 999 years, the service charge is £1905.36 p/a and any ground rent is included.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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.focalagent.com



welcome to
Oxleigh Way,
Stoke Gifford BRISTOL

- Stunning Ground Floor Apartment
- Full 'Wrap-Around' Terrace/Balcony
- Stylish, Light and Well Presented Throughout
- Open-Plan Living Space to Combine the Kitchen and Dining Space
- Great Additional Internal Storage / Modern and Spacious Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1905.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£209,000



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Property Ref:
STG109871 - 0004

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