



Poppy Close, Stoke Gifford Bristol BS34 8AY

welcome to

Poppy Close, Stoke Gifford Bristol

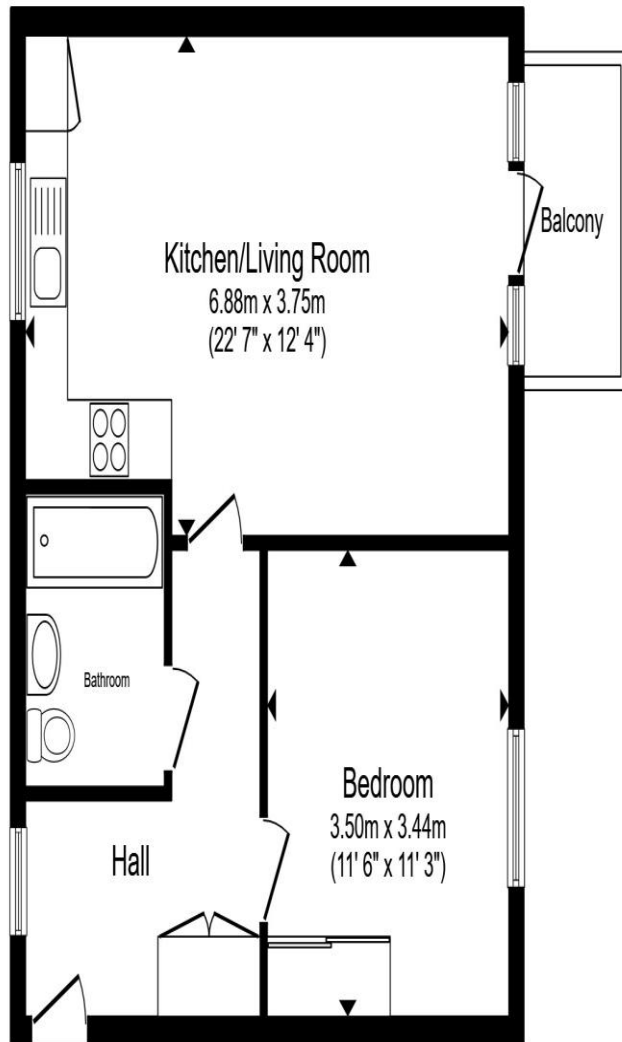
This incredible apartment with walk-out terrace/balcony offers an abundance of light, tremendous outlook and a wonderful position on this desirable development. The space is free flowing, well proportioned, immaculately presented and manages to combine style and functionality perfectly.

Poppy Close Communal Entrance

Very well presented communal entrance to the rear aspect of the building. Stairs lead upwards.

Private Entrance Hallway Kitchen/Living Room Bedroom Bathroom Balcony Exterior Allocated Parking 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.



Total floor area 50.6 m² (544 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



welcome to
Poppy Close,
Stoke Gifford Bristol

- Stylish One Bedroom Apartment with an Abundance of Light
- Desirable Brooklands Development - Stoke Gifford
- Allocated Parking and Balcony/Terrace AND Noteworthy Storage Included
- Spacious Open-Plan Living and Combined Kitchen Area
- Smart and Contemporary Communal Areas / Attractive Surrounding and Grounds

Tenure: Leasehold EPC Rating: C

Council Tax Band: A 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.

£200,000



view this property online allenandharris.co.uk/Property/STG110205



Property Ref:
STG110205 - 0011

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk