37 Druid Woods, Avon Way

Guide Price £500,000

RICHARD HARDING

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Stoke Bishop, Bristol, BS9 1SZ

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A fabulous 4 bedroom purpose built apartment. Fully refurbished and beautifully presented throughout. Two south-facing sun terraces, tandem double garage and use of Swimming pool, Gym and Squash court.

Key Features

- **Location:** Set in the sough-after location of Stoke Bishop, it offers access to local shops in Stoke Hill and the amenities of Stoke Lane. Sea Mills train station is a short walk away and the city centre is accessible via the Portway. Access to M5 is via Junction 17/18.

- **Accommodation:** Well presented communal entrance hall offering access via lift or stairs. Only two apartments per floor. Spacious entrance hall, 4 bedrooms (3 doubles and 1 single). Master bedroom with en-suite shower and wc. Superb semi open-plan kitchen/dining/living area with access to 2 sun terraces. Large Utility Room with plenty of storage and a separate boiler room housing a full central heating system. A 3rd small wc for visitors.

- **Leisure Facilities:** The residents' Amenities Block offers an indoor swimming pool with a sun terrace, a gym and squash court. The communal gardens are fully maintained by professional gardeners.

- **Size:** This family-sized apartment offers incredible space, comparable to many houses, so is ideal for resizing and switching to spacious, quiet and relaxed apartment living.

ACCOMMODATION

APPROACH: via a welcoming and well-presented communal entrance hallway where there is lift and stair access to the third floor. When leaving the lift there are only two large apartments on this floor and the entrance to no. 37 is on the left hand side.

ENTRANCE HALLWAY: a fabulous large entrance hallway with doors radiating off to the sociable kitchen/dining/living area, all four bedrooms, a generous utility room, bathroom and separate cloakroom/wc. There are also useful built-in storage and cloaks cupboards and herringbone wooden flooring.

SEMI OPEN-PLAN KITCHEN/DINING/LIVING AREA: (measured in two parts being **19'5" x 12'1"** and **19'0" x 13'9"**) (**5.91m x 3.67m** and **5.80m x 4.20m**) a superb large living area with ample space for dining and seating furniture, with the dining area wrapping around semi-divided by a breakfast bar providing seating into a modern fitted kitchen which comprises base and eye level gloss cream handle-less kitchen units with composite worksurfaces and inset 1 ½ bowl sink and drainer unit with waste disposal. Integrated appliances including fridge/freezer, eye level stainless steel AEG oven with combination oven over, induction hob and dishwasher. Various storage drawers and cupboards. Large double glazed window to side. Throughout the open plan kitchen/dining/living space there is the same herringbone wood flooring and some contemporary heaters. Double glazed windows and doors to rear and side accessing the two terraces, (**19'2" x 6'10"** and **18'9" x 9'9"**) (**5.83m x 2.09m** and **5.70m x 2.96m**) both of which enjoy a south-westerly orientation.

BEDROOM 1: (rear) (**15'6" x 11'7"**) (**4.71m x 3.54m**) a double bedroom with double glazed windows to side, a large range of floor to ceiling built-in wardrobes and a radiator. Door accessing:-

En-Suite Shower Room/WC: a stylish shower room with a corner shower enclosure with shower, low level wc, wash basin with storage drawers beneath, extractor fan, tiled floor and part tiled walls.

BEDROOM 2: (front) (**13'0" x 9'0"**) (**3.96m x 2.74m**) a double bedroom with recessed wardrobe and a radiator. Double glazed window to front with access to one of the front terraces.

BEDROOM 3: (side) (**12'1" x 8'5"**) (**3.67m x 2.56m**) a double bedroom with double glazed window to side and a wardrobe.

BEDROOM 4/STUDY: (**13'2" x 6'0"**) (**4.00m x 1.82m**) a single bedroom or study with built-in wardrobe, radiator and a double glazed window to front.

BATHROOM/WC: a smart white suite comprising a shower ended bath with system fed shower over, low level wc with concealed cistern, wash basin with storage drawers beneath, part tiled walls, heated towel rail, tiled floor and an extractor fan.

CLOAKROOM/WC: low level wc, wash hand basin set into a counter with storage cupboards beneath, extractor fan.

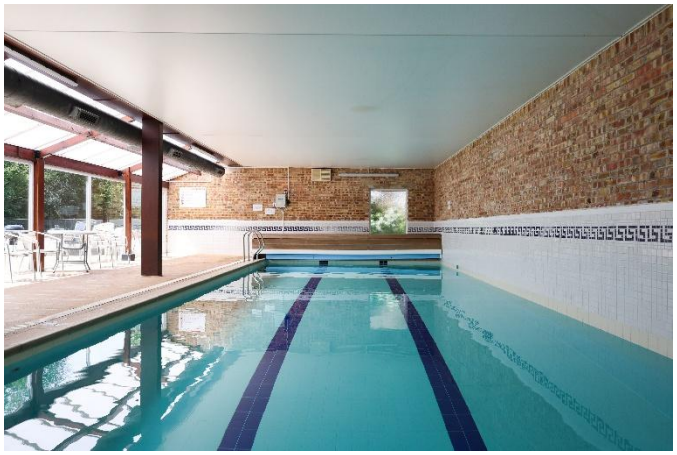
UTILITY ROOM: (**14'5" x 8'3"**) (**4.40m x 2.52m**) a well-proportioned utility room which is an internal space with a range of base and eye level cupboards and drawers providing storage, appliance space for washing machine and dryer, and a radiator. Door accessing a recessed boiler cupboard, housing the electric boiler and pressurised hot water tank.

OUTSIDE

COMMUNAL GROUNDS, SWIMMING POOL & GYM: the apartment blocks have the advantage of use of communal grounds and a fabulous indoor swimming pool with sun terrace beside and a fitted gym and squash court for use of the residents of Druid Woods, Avon Vale.

PARKING: there are visitor parking spaces opposite the block available on a first come, first served basis.

TANDEM DOUBLE GARAGE: (**27'11" x 9'4"**) (**8.50m x 2.85m**) the property has a tandem double length garage with electric remote control operated sliding roller shutter door, power and light. The garage allocated to this apartment is the fourth garage on the right beside the communal entrance to the right of garage no. 34.



IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from1 January 1971. This information should be checked with your legal adviser.

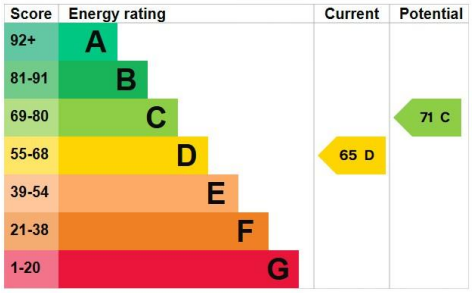
SERVICE CHARGE: it is understood that the monthly service charge is £320. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

   https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



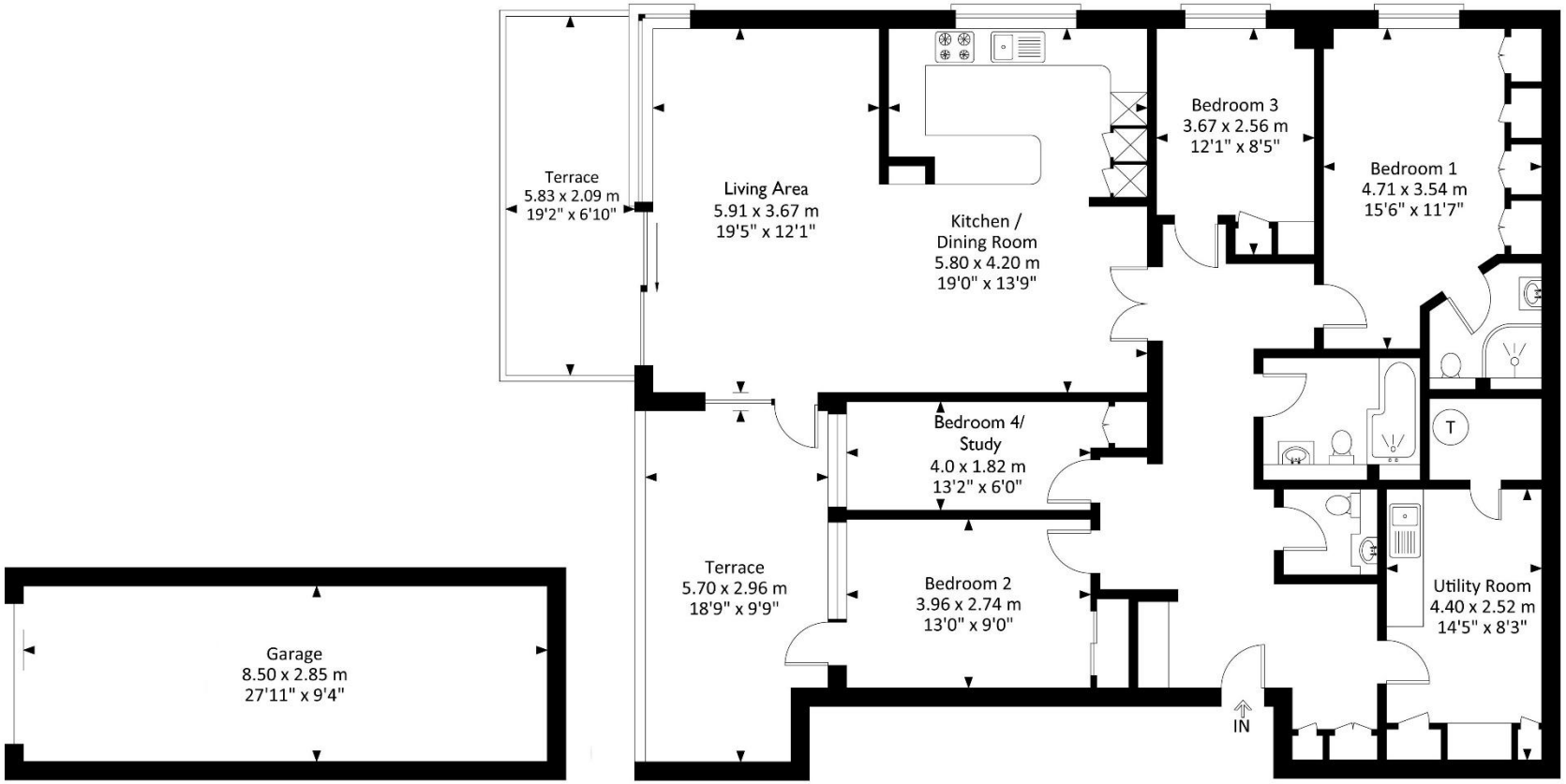
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

37 Druid Woods, Stoke Bishop, Bristol, BS9 1SZ

Approximate Gross Internal Area = 144.10 sq m / 1551.08 sq ft

Garage Area = 24.22 sq m / 260.70 sq ft

Total Area = 168.32 sq m / 1811.78 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

The Property Ombudsman RICS

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