

MAGGS & ALLEN

6 HOWECROFT COURT EASTMEAD LANE

STOKE BISHOP, BRISTOL, BS9 1HJ

£275,000

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Set within a peaceful development in Stoke Bishop comes this well-presented two bedroom apartment. Benefitting from a wealth of natural light throughout, neutral décor and elevated views, this property is offered to the market with no onward chain.

Property Description

A communal stairway rises to the second floor landing, and in turn the entrance to Apartment 6.

On entry, you are greeted by a bright entrance hall with wood effect flooring throughout and access to a useful storage cupboard.

With a large uPVC double-glazed window spanning the width of the room, the living/dining space is bathed in natural light throughout the day and boasts elevated, rural views of the locality. With wood-effect flooring throughout, the space is decorated neutrally and provides ample space for a living area and large dining table.

Adjacent, the kitchen is fitted with a range of base and wall-mounted units with shaker-style fronts and granite effect worktops. Integrated appliances include an electric oven and grill, electric hob with extractor, stainless steel sink, washing machine, fridge and freezer. Another well-lit space, the kitchen benefits from the same views as the living/dining room.

Both bedrooms are well-sized; the main bedroom is a generous double, and benefits from fitted wardrobes and wood-effect flooring throughout. The second bedroom also accommodates a double bed, but would alternatively make for an ideal home office, study or nursery.

Completing the accommodation is a recently-fitted bathroom, encompassing a large bath with shower over, sink and toilet.

Externally

The building is set within beautifully-maintained communal gardens; comprising a large lawned area, mature shrubs and trees, and a shared patio for entertaining.

The property comes with an allocated garage - ideal for bike/car storage, and parking is available on a 'first come, first serve' basis.

Location

This property boasts a highly sought-after location, particularly appealing to families. It is ideally situated within 0.7 miles of Elmlea Infant and Junior Schools and falls within the catchment area for Bristol Free School, with a number of reputable independent schools also nearby such as Redmaids and Badminton.

Residents benefit from easy access to the expansive Durdham Downs and excellent transport links, including the M5/M4 motorways. Located on a quiet road, the house is just a short walk from local shops and restaurants in Stoke Lane and Westbury-on-Trym.

Fabulous rural walks are easily accessible such as the vast and renowned Blaise Estate, as well as Kings Weston House.

Schools

Elmlea Infant & Junior Schools - approx. 0.5 miles
Stoke Bishop CofE Primary School - approx. 0.5 miles
Westbury Park School - approx. 0.8 miles
E-Act St Ursula's Academy - approx. 0.9 miles

Lease Information

We understand the property is leasehold, with a share of freehold. We understand there are approx. 950 years remaining on the current lease.

We understand there is a monthly service charge of approx. £176.

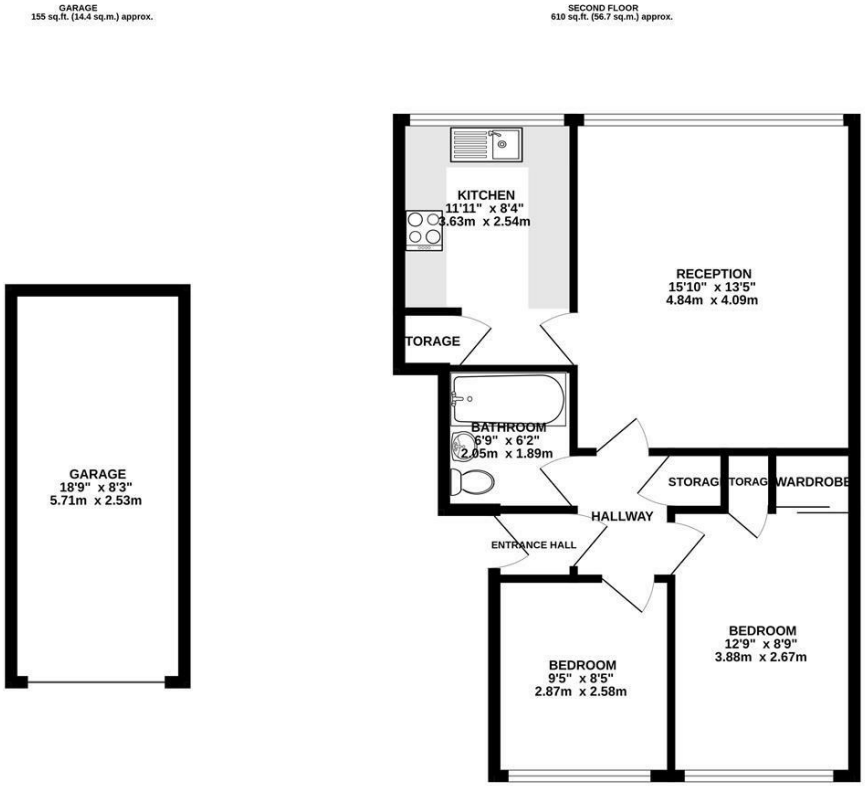
Please note these figures should be checked by your legal advisor.







If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.







- A well-presented, top floor apartment
- Two well-sized bedrooms
- Bright, spacious living/dining area with elevated views
- Well-appointed kitchen
- Modern three-piece bathroom
- Set within beautifully-maintained communal gardens
- Allocated garage, plus parking available
- Offered to the market with no onward chain

Guide Price: £275,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: B

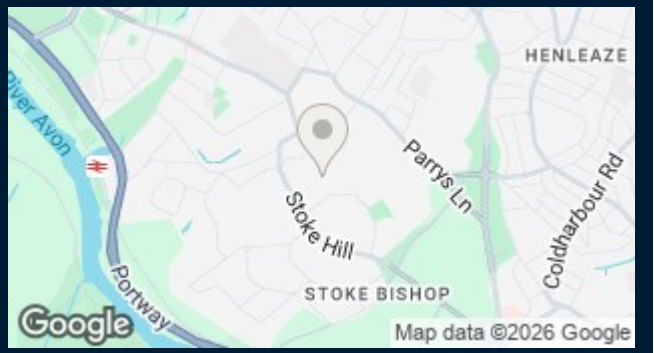
EPC Rating: E

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



MAGGS &ALLEN













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