



Wood Street, Patchway Bristol BS34 5AH

welcome to

Wood Street, Patchway Bristol

This superb apartment manages to modernity and homeliness in perfect harmony. The property includes two well proportioned bedrooms, sizable hallway space with additional storage, two bathrooms to include an ensuite and wonderful open plan living space to include a fully fitted modern kitchen.

Wood Street Entrance

Smart entrance and well maintained/stylistic communal areas.

Hallway

9' 6" max x 9' 11" max (2.90m max x 3.02m max)
Door leading from communal entrance. Radiator.
Window. Storage cupboards.

Living Room / Kitchen

22' 9" max x 12' 4" max (6.93m max x 3.76m max)

Living Area

Window. Door leading to balcony. Two radiators.

Kitchen Area

Window. Range of wall and base units. Worksurface.
Stainless steel sink drainer unit set into worksurface.
Built-in gas hob with chimney style cooker hood
over. Built-in electric oven. Integrated fridge /
freezer. Integrated dishwasher.

Bedroom One

11' 5" max x 8' 7" max (3.48m max x 2.62m max)
Window. Cupboard. Door to ensuite shower room.

Ensuite

5' 3" max x 4' 11" max (1.60m max x 1.50m max)
Shower cubicle. Pedestal wash hand basin. W.C. Part
tiled walls. Ladder radiator.

Bedroom Two

11' 6" max x 7' 6" max (3.51m max x 2.29m max)
Window. Radiator.

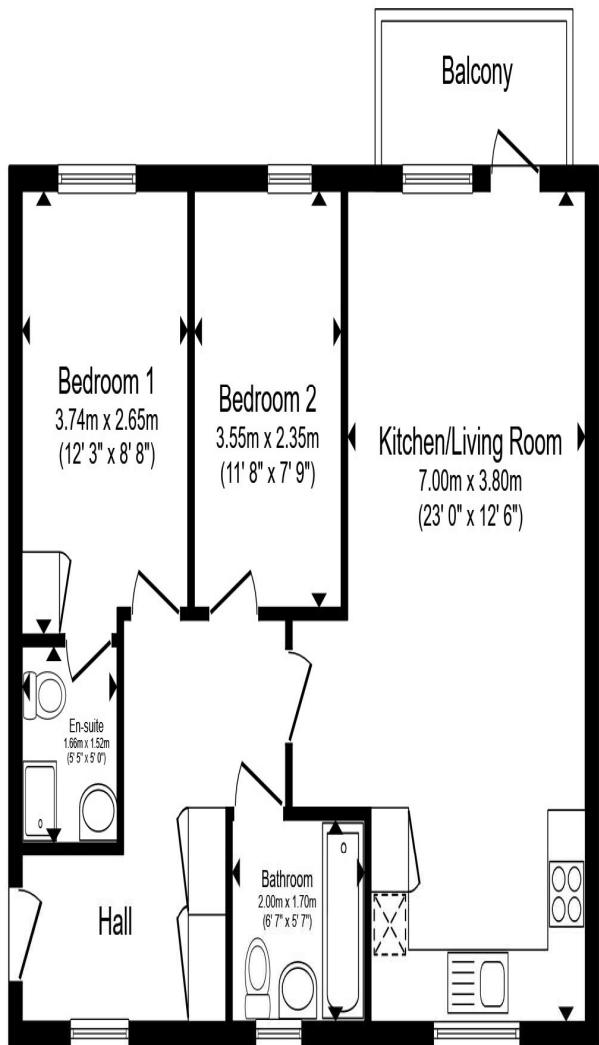
Bathroom

6' 2" max x 6' 5" max (1.88m max x 1.96m max)
Window. Bath with wall mounted shower over.
Pedestal wash hand basin. W.C. Part tiled walls.

Ladder radiator.

Exterior Balcony

7' 6" max x 4' 8" max (2.29m max x 1.42m max)
Spacious and particularly private balcony/terrace
leading from the main living space.



Total floor area 63.0 m² (678 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

Wood Street,

Patchway Bristol

- Superb Two Bedroom Apartment - No Chain
- Desirable Site Position with Charlton Hayes - Parking Space Included
- Family Bathroom PLUS Ensuite to Master
- Open-Plan Living Space to Include Kitchen
- Balcony/Terrace with Direct Access PLUS Communal Bike Shed Facility

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2000.00

Ground Rent: 404.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



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Property Ref:
STG110037 - 0003

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