



Lane End Road, Patchway Bristol BS34 5US



welcome to

Lane End Road, Patchway Bristol

The spacious apartment located on the third third benefits from outstanding views towards Brabazon and across Bristol. The space is finished to a high standard complementing the very well proportioned rooms including the ensuite. Furthermore the entrance hall grants a wow factor as soon as you enter.

Entrance

The entrance to the building is offered to the front aspect alongside the walkway and lawned space. A modern glazed door leads into wells presented communal spaces which benefit from plenty of natural light. Phone entry systems linked to all individual apartments.

Communal Areas

Light, bright, modern and well presented.

Entrance /Hall (third Floor)

The modern door leads into the impressive entrance hallway. You are immediately met with a space and lights, The hallway instantly accentuates the feeling of space and size as found throughout. Finished with wood effect flooring, brilliant white paint all alongside a feature window to the rear aspect. Additional storage cupboard are located here.

Open-Plan Living Space

22' 10" max x 14' 1" max (6.96m max x 4.29m max)
The open-plan living space very comfortably accommodates the kitchen, dining area and lounging space with consummate ease. The room also boasts dual aspect credential with views toward Brabazon to the rear and over greenspace prior to Cribbs Causeway to the front aspect.

The flooring flows seamlessly from the hallway unifying the space and overall the room shouts subtle style. Finished with feature styling elements such as long reach pendant lights.....the room looks amazing against the gloss grey cabinetry and stainless steel elements of the kitchen.

The icing on the cake is the balcony to the front aspect grant that all important outside space that we all desire.

Kitchen Area

The kitchen is finished to a high standard with gloss grey wall and base units, gas hob, integrated oven, fridge, freezer and dishwasher. There is also a stylish stainless steel extractor plus sink and drainer. Space for undercounter white goods. The position allows for the 'chef' to enjoy the stunning long views and the position adjacent to the dining space is hugely convenient and sociable.

Bedroom One

12' 10" max x 8' 9" max (3.91m max x 2.67m max)
Very well proportioned bedroom with double windows to the front aspect. Finished with plush grey carpet and complete with ensuite shower room. Light and bright with pleasant views to the front aspect.

Ensuite

5' 3" max x 4' 10" max (1.60m max x 1.47m max)
The well proportioned ensuite includes a walk-in cubicle shower, WC and basin. The space is finished to a high standard in brilliant white alongside modern wood effect flooring.

Bedroom Two

12' 3" max x 7' 2" max (3.73m max x 2.18m max)
Again, great proportions for a second bedroom and finished to the same high standards.

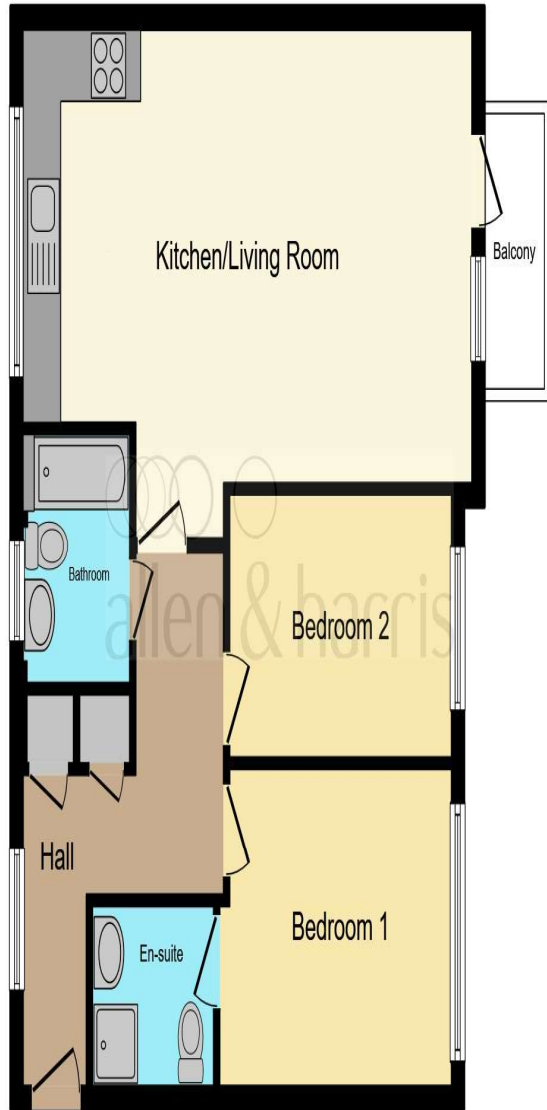
Bathroom

6' 9" max x 6' 3" max (2.06m max x 1.91m max)
Continuing the theme.....the bathroom is light and bright and finished to a stylish modern standard, Included here is a bath with shower over, WC and basin.

Agents Notes

We have been advised that the lease length is 999 years as from 2017, ground rent of £300 p/a and service charge of £700 p/a.

We advise that all legal and financial information is checked independently.



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
**Lane End Road,
Patchway Bristol**

- Desirable Charlton Hayes Location
- Two Double Bedrooms
- Family Bathroom and Ensuite
- Allocated Parking / Exceptional Views
- Residential and Investment Opportunity

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1426.35
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£245,000



view this property online allenandharris.co.uk/Property/STG110158



Property Ref:
STG110158 - 0002

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



0117 979 8082



StokeGifford@allenandharris.co.uk



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



allenandharris.co.uk