



£1,150 PCM Paxton Drive | Ashton | Bristol | BS3 2BF

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Kendall Harper

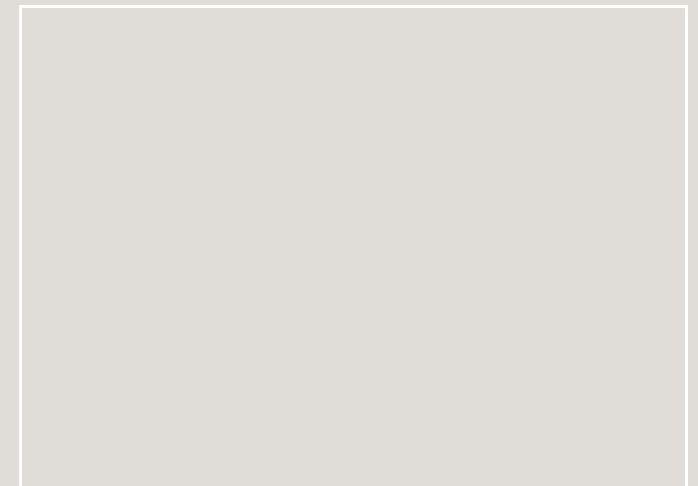
Nestled in the desirable area of Ashton, Bristol, this superb top floor flat on Paxton Drive offers a delightful living experience with stunning views of the iconic Clifton Suspension Bridge. The apartment is well presented and boasts a modern design, making it an ideal choice for a single professional or a couple seeking a comfortable home.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous lounge/diner. This open-plan space seamlessly connects to a contemporary fitted kitchen, complete with integrated appliances, perfect for those who enjoy cooking and entertaining. From the lounge, you can step out onto your private balcony, where you can relax and take in the picturesque views of Bristol.

The accommodation features a large double bedroom, which benefits from excellent storage solutions, ensuring that your living space remains tidy and organised. The modern family bathroom is equipped with a shower over the bath, providing both convenience and comfort.

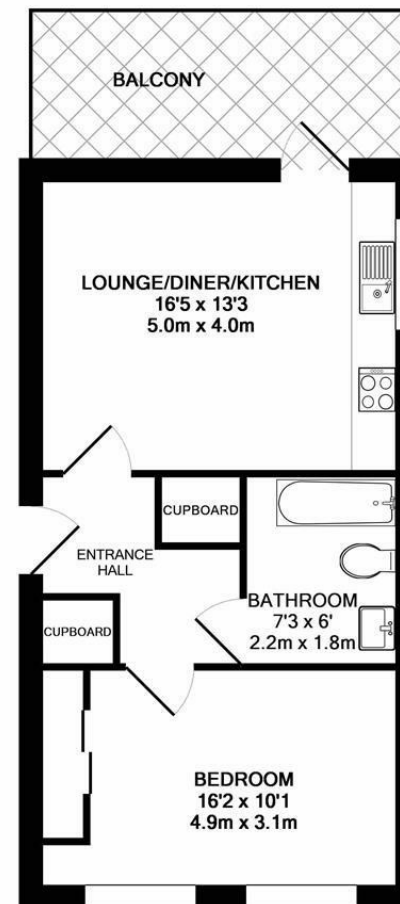
Additional benefits of this property include an allocated off-street parking space, communal gardens for leisurely strolls, and secure bike storage for cycling enthusiasts. The flat is offered either part furnished or unfurnished, allowing you to personalise the space to your liking. Please note the kitchen is currently having new cupboard fronts installed that are a different colour to those in the marketing images. The flat has also just been redecorated throughout.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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