

property details **approval form**

47 Poppy Close, Stoke Gifford, Bristol, BS34 8AY

Date: 24 July 2026

Property Ref and Version: STG110205 - 0007

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£200,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021.

>> **key features**

- > Stylish One Bedroom Apartment with an Abundance of Light
- > Desirable Brooklands Development - Stoke Gifford
- > Allocated Parking and Balcony/Terrace AND Noteworthy Storage Included
- > Spacious Open-Plan Living and Combined Kitchen Area
- > Smart and Contemporary Communal Areas / Attractive Surrounding and Grounds
- > Access to a Wealth of Local Amenities
- > Great Transport Links / Proximity to Parkway Station / Convenient for Local Major Employers such as The MoD
- > 994 Year Lease / Nil Service Charge / Residential and Investment Opportunity
- > EPC Rating: C

>> **short description**

This incredible apartment with walk-out terrace/balcony offers an abundance of light, tremendous outlook and a wonderful position on this desirable development. The space is free flowing, well proportioned, immaculately presented and manages to combine style and functionality perfectly.

>> **long description**

This incredible apartment with walk-out terrace/balcony offers an abundance of light, tremendous outlook and a wonderful position on this desirable development. The space is free flowing, well proportioned, immaculately presented and manages to combine style and functionality perfectly.

The site is attracting a wide range of residential buyers and investors alike. The modern development offers tremendous credentials, very pleasant surroundings and access to a huge range of amenities and major employers. Similarly, the motorway and transport network including Parkway Station is within extremely easy reach.

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The property really benefits from the site location and given the first floor position offering long reaching views and tremendous light. Additionally, the end position grants a premium feel. It is hard to ascertain the best feature but the whole package here is highly attractive. The flat benefits from a spacious entrance hall with full window to the rear aspect, storage and immaculate presentation. The heart of the home is the spacious living and dining room with leads out to the terrace. Similarly, the spacious bathroom and over average storage capacity offers a sense of luxury.

Please contact us for more information and/or to arrange a viewing.

>> **directions**

>> **Agent Note**

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> > room description

Poppy Close

Communal Entrance

Very well presented communal entrance to the rear aspect of the building. Stairs lead upwards.

Private Entrance

Hallway

Kitchen/Living Room

Bedroom

Bathroom

Balcony

Exterior

Alocated Parking

Agents Notes

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>> **room description**

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>> property images



Your Allen & Harris office: 41 North Road, Stoke Gifford, BRISTOL, BS34 8PB

T 0117 979 8082 **E** StokeGifford@allenandharris.co.uk

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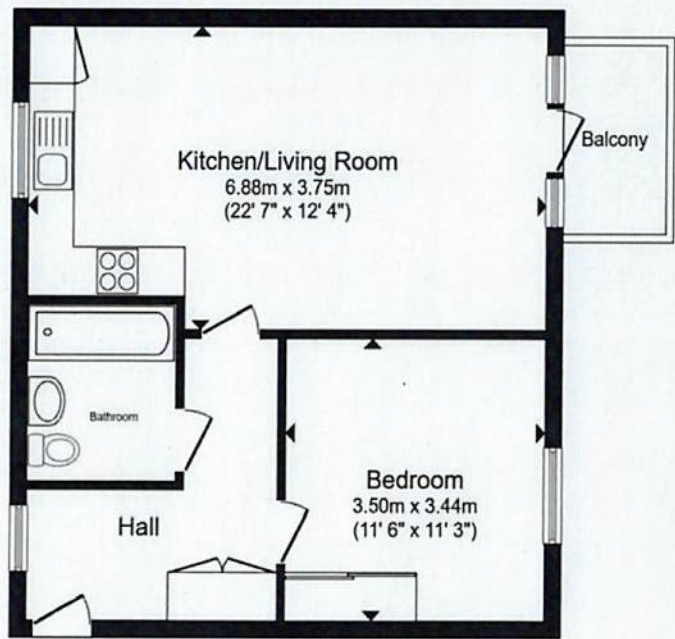
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>> floor plan



Total floor area 50.6 m² (544 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



>> approval

	Signature	Date
James Bailey		24/07/2026
Ruby Hase		
Move With Us		