



York Close, Stoke Gifford Bristol BS34 8NU

welcome to

York Close, Stoke Gifford Bristol

This superb apartment manages to combine style, functionality and homeliness perfectly. Here includes two bedrooms, spacious living room, family bathroom and separate kitchen. The location within 'The Royal' is super convenient, sought-after and includes a spacious patio garden PLUS garage adjacent.

York Close Entrance

The private entrance to this stylish ground floor property is granted over the attractive front lawn space. A modern glazed with leaded effect detailing leads inwards.

Hallway

16' 4" max x 3' 3" max (4.98m max x 0.99m max)
You are met by a very well presented hallway which instantly accentuates the feeling of size and space throughout. Leading to all areas, the space is complete with modern flooring which seamless continues into the bathroom and spacious living area. Also complete with stylish pendant light and grants access to the airing cupboard with modern combi boiler.

Living Room

13' 9" max x 12' 8" max (4.19m max x 3.86m max)
The living room is again stylish and presented to the highest standard. Windows to the front aspect offers sumptuous light and a pleasant outlook over the front lawn space. Here, the continuation of flooring adds to the unified feeling between areas and a mix of white and grey decor is just perfect.

Kitchen

8' max x 6' 7" max (2.44m max x 2.01m max)
Well proportioned and leads conveniently from the living room. The kitchen easily accommodates wall and base units, space for white goods and plenty of worktops. A rear door leads directly into the garden and finished with tile effect flooring and wall tiles.

Bedroom One

10' 4" max x 8' 2" max (3.15m max x 2.49m max)
Double bedroom with light and garden views. The room is finished with smart grey carpet and offers

plenty of space for additional furniture.

Bedroom Two

11' max x 6' 7" max (3.35m max x 2.01m max)
Again, well proportioned and finished to a very high standard. Here the space also benefits from tremendous light and a pretty outlook to the front. Complete with modern grey carpet and plenty of space for additional furniture and/or desk if required.

Bathroom

6' 3" max x 6' 5" max (1.91m max x 1.96m max)
Modern and very well presented three piece bathroom with shower over bath. The space is finished with oversized wall tiles and a seamless continuation of flooring as per the living room and hall. Light is granted thanks to the high level window facing the patio garden.

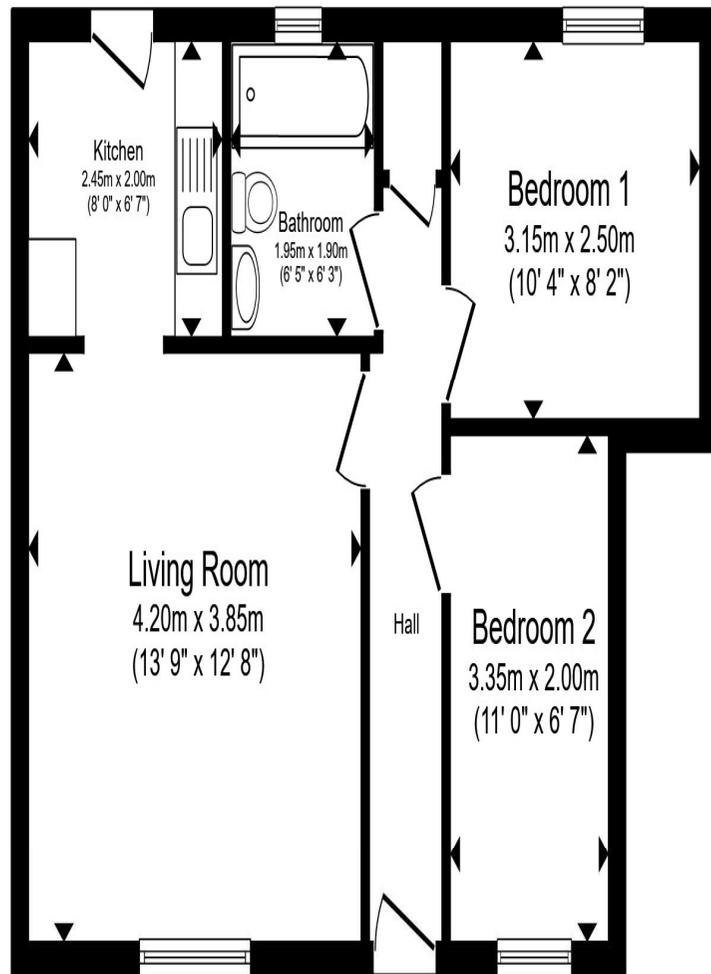
Exterior

Rear Garden

28' 10" max x 16' 6" max (8.79m max x 5.03m max)
This unusually large space is quite the privilege and a rare asset amongst these types of property. The patio garden is very well presented and includes block paving with decorative gravel border, well maintained boundary fencing and additional rear access gate. The vendor quotes enjoying many sunny days enjoying the space and alfresco dining.

Garage

Well proportioned garage with up and over door and GRP roof located adjacent.



Floor Plan

Total floor area 46.4 m² (500 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
York Close,
Stoke Gifford Bristol

- Stylish Two Bedroom Apartment - Extended Lease - Peppercorn Ground Rent
- Desirable 'Royals' Location in Stoke Gifford
- Spacious Living Room and Separate Kitchen with Direct Garden Access
- Very Well Proportioned Patio Garden AND Garage Included
- Light and Bright Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



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Property Ref:
STG109984 - 0003

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