



FLAT 4, THE SAVOY STATION ROAD

BRISTOL
BS11 9QB

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LOCATION

The property is in a popular location on Station Road and close to all local amenities and all bus routes. The Portway Park and ride, Shirehampton train station, the nearby village shops, schools and health centre, all motorway links are close by too. The River Avon with its lovely riverside walks is also within walking distance, as are both the Blaise and Kingsweston Estates and Shirehampton Golf Course ensuring that you have everything you need right at your doorstep.

COMMUNAL ENTRANCE LOBBY

Entrance via secure double glazed doors with telephone intercom system, communal notice board, post boxes, seating/reception area, doors to lift and stairs, door to parking area.

ENTRANCE HALL

Entrance via secure door, doors to all principal rooms, storage cupboard housing hot water tank, telephone entry system, night storage heater.

KITCHEN/DINER AREA

24'1" x 17'9"

A modern kitchen comprising of wall and base units with roll top work surface over, stainless steel sink with drainer, splash back wall tiling, four ring electric hob with stainless steel extractor over, stainless steel oven, integrated fridge freezer, integrated washing machine and dish washer, Breakfast bar unit with fitted stools.

LOUNGE AREA

uPVC double glazed windows and door leading to private garden with patio, storage heater.

BEDROOM 1

14'4" x 8'6"

Double glazed window to rear aspect, built in wardrobes, storage heater

BEDROOM 2

12'4" x 6'2"

Double Glazed Window to rear aspect, storage heater

SHOWER ROOM

8'7 x 5'9

Large Double Shower with seat, pedestal sink, low level wc,

SHARED GARDENS

There are communal gardens to the rear for you to enjoy. A variety of shrubs and plants, seating areas and parking.,

PARKING

Gated off street parking for one vehicle via secure remote control with additional visitors spaces.





