



Talavera Close, BS2

A spacious two double bedroom ground floor apartment situated in Old Market and within easy reach of the city centre and all of the local amenities the area has to offer. The property also benefits from two bathrooms and allocated parking.

ACCOMMODATION

Hallway with large storage cupboard

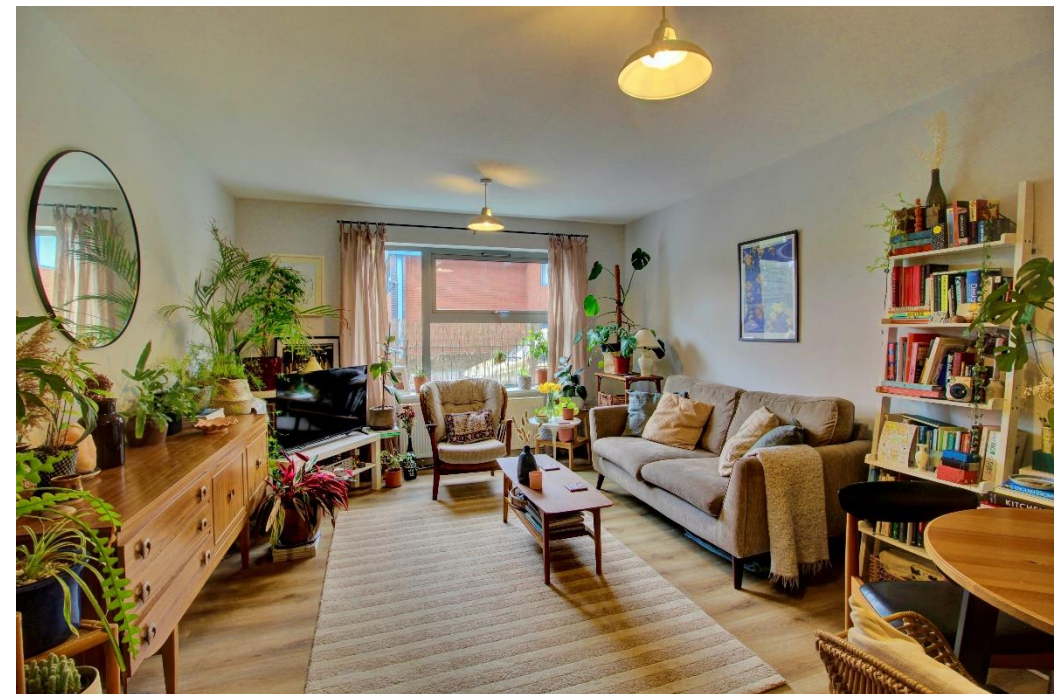
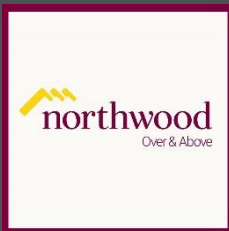
Open plan Lounge/Kitchen

Principal bedroom with en-suite

Second double bedroom

Family bathroom

Allocated parking





DESCRIPTION

Located in a modern development close to the city centre is this spacious two bedroom, two bathroom ground floor apartment with gas central heating and allocated parking.

The property would make a perfect first home or investment property and would also suit those who are looking for single storey living.

A communal door from outside leads to the communal hallway which in turn leads to the front door of the apartment. Once inside the apartment there is a hallway with a large cupboard which offers excellent storage space, a further cupboard houses the gas fired boiler.

The hallway leads to the principal bedroom which is a comfortable double bedroom and has a window overlooking the front, there is also an en-suite shower room. The shower room comprises a shower enclosure, wash hand basin and a WC. Next to the principal bedroom is the second double bedroom, again this has a window overlooking the front.

As you head towards the lounge you will pass the family bathroom. Within the bathroom there is a bath with shower over, WC and wash hand basin all of which are finished in classic white. The bathroom also has complimentary tiled splashbacks.

The open plan lounge/kitchen is located at the far end of the hallway. The kitchen area is fitted with a range of wall and floor cupboards and also includes a built-in oven and electric hob, there is plumbing for a washing machine and space for a fridge freezer. The lounge area like the bedrooms has a window to the front and there is ample room to house a dining table and chairs.

There is one allocated parking space in the secure communal car park, there is also a bike store for resident's use.



SITUATION

Old Market is a historic area of Bristol that is full of character and charm. Situated just a short walk from the city centre, it is a bustling hub of activity that has been an integral part of Bristol's story for centuries.

Old Market is also home to some fantastic food and drink options. Whether you're looking for a quick bite to eat or a leisurely meal, there are plenty of options to choose from. For example, the Old Market Assembly is a popular venue that combines a bar, restaurant, and live music venue all under one roof.

Overall, Old Market is a fascinating and vibrant area of Bristol that is well worth exploring. Whether you're a history buff, a foodie, or a lover of art, there is something here for everyone.

Bristol is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities as well as a cinema. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

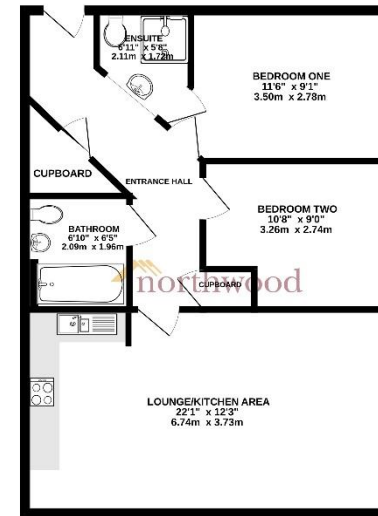
The M4 and M5 motorways are within easy reach. For those looking to travel further afield, Bristol International Airport is 10 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold 109 years remaining. Annual service charge £1,257.28. £250.00 per annum ground rent. Services – Mains gas, mains water, mains electricity. Postcode – BS2 0EF. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777

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GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



FLOOR PLAN AREA: 663 sq.ft. (61.6 sq.m.) approx.
Overall area shown does not include the area of the property which is not included in the plan. The area shown is for guidance only and is not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Northwood have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

