



Connells

Paxton Drive
Bristol



Property Description

A beautifully presented two-bedroom apartment set within a modern BS3 development, this home offers a generous sense of space paired with a calm, contemporary finish. The open-plan living area draws in natural light through wide double-glazed windows and doors that open directly onto a private balcony — creating an easy flow between indoor and outdoor living.

The kitchen is neatly integrated, combining sleek cabinetry with ample worktop space and a clean, modern aesthetic. Both bedrooms are well-proportioned and inviting, with the main bedroom benefitting from its own en-suite, while the second bedroom works equally well for guests, home working or a quiet reading space. The main bathroom continues the home's refined styling, offering a bright, fresh finish.

With its private outdoor space, two bathrooms and well-kept communal areas, this apartment balances comfort, practicality and a quietly premium feel — all within easy reach of green spaces, local amenities and excellent transport links across Bristol.

Kitchen/Living Room

20' 2" x 15' 1" (6.15m x 4.60m)

A bright open-plan space with double-glazed to the rear and double-glazed doors leading onto the balcony. Clear zones for cooking, dining and relaxing, with modern cabinetry and generous worktop space.

Bedroom One

14' 10" x 8' 11" (4.52m x 2.72m)

A calm, well-balanced main bedroom with a double-glazed window to the rear. Soft tones create a relaxed feel, with a radiator positioned along the side wall. Access to the en-suite completes the room.

En-Suite

A neatly arranged en-suite with a corner shower, pedestal sink and WC. A frosted-double glazed window to the front brings in natural light while maintaining privacy.

Bedroom Two

10' 10" x 8' 7" (3.30m x 2.62m)

A versatile second bedroom with a double-glazed window to the rear, ideal for guests or home working. A radiator sits along the internal wall, keeping the space easy to configure.

Bathroom

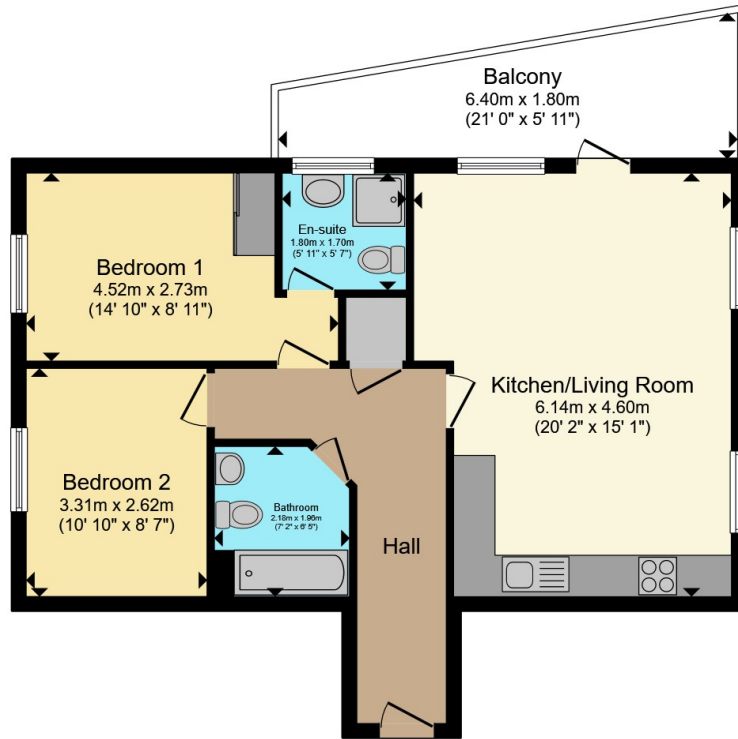
A bright bathroom with a full-size bath and shower over, pedestal sink and WC. A double-glazed window to the front provides natural light, with a heated towel rail.

Balcony

21' max x 5' 11" (6.40m max x 1.80m)

A private balcony with space for seating, finished in a contemporary style and offering a pleasant outlook. An easy spot to unwind or enjoy a quiet morning coffee.





Total floor area 65.0 m² (700 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



To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: B Council Tax
Band: B

Service Charge:
2869.27

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312211

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR312211 - 0003