



The Savoy Station Road, Bristol, BS11 9QB  
Offers In Excess Of £225,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## The Savoy Station Road, Bristol, BS11 9QB

Set within a highly sought-after location on Station Road, this beautifully presented two-bedroom ground floor flat with its own private patio garden offers an exceptional opportunity for a wide range of buyers and is available with the added advantage of No Onward Chain, ensuring a smooth and straightforward purchase.

The property boasts a stylish, well-appointed fitted kitchen featuring an array of integrated appliances, thoughtfully designed to combine both elegance and functionality.

The spacious and light-filled living area creates a welcoming atmosphere and is further enhanced by direct access to a private patio, an ideal space for al fresco dining, entertaining guests, or simply unwinding in a peaceful outdoor setting.

Both bedrooms are generously proportioned, offering comfortable and versatile accommodation, while the overall layout of the home has been carefully designed to maximise space and natural light throughout.

Externally, the property benefits from allocated parking and communal gardens adding to the convenience, while its prime position places it within easy reach of a variety of local shops, amenities, and excellent transport links, making commuting and day-to-day living effortless.

This impressive home perfectly blends comfort, style, and location, making it an ideal choice for first-time buyers, downsizers, or investors seeking a property in a desirable and well-connected area.

Viewing is highly recommended to fully appreciate the well maintained accommodation on offer here. Call, Click or Come in and visit our experienced sales team- / 01172130333

Tenure: Leasehold, 999 years from 2003. Maintenance Charge £1,800 per year which includes buildings insurance, lift insurance, general and garden maintenance and window cleaning.

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Water, Drainage and Electric.

- No Onward Chain
- Modern double enclosed shower room
- Direct access to a private patio area
- South Facing Private Communal Gardens
- Built in 2003
- Spacious 2-bedroom ground floor flat
- Conveniently located close to local shops and amenities
- Ideally located close to shops and transport links
- Situated on one of Shirehampton's most desirable streets
- Ideal for First Time Buyers or Investors

### 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

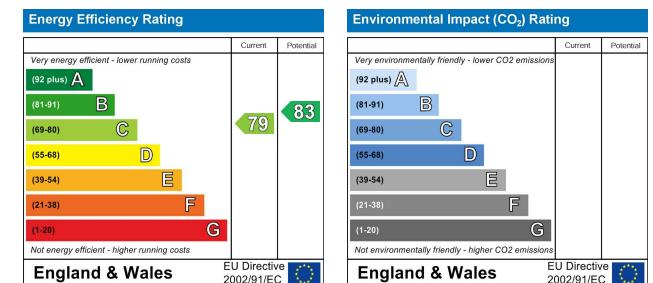
Large Double Shower with seat, pedestal sink, low level wc,

### 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.



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

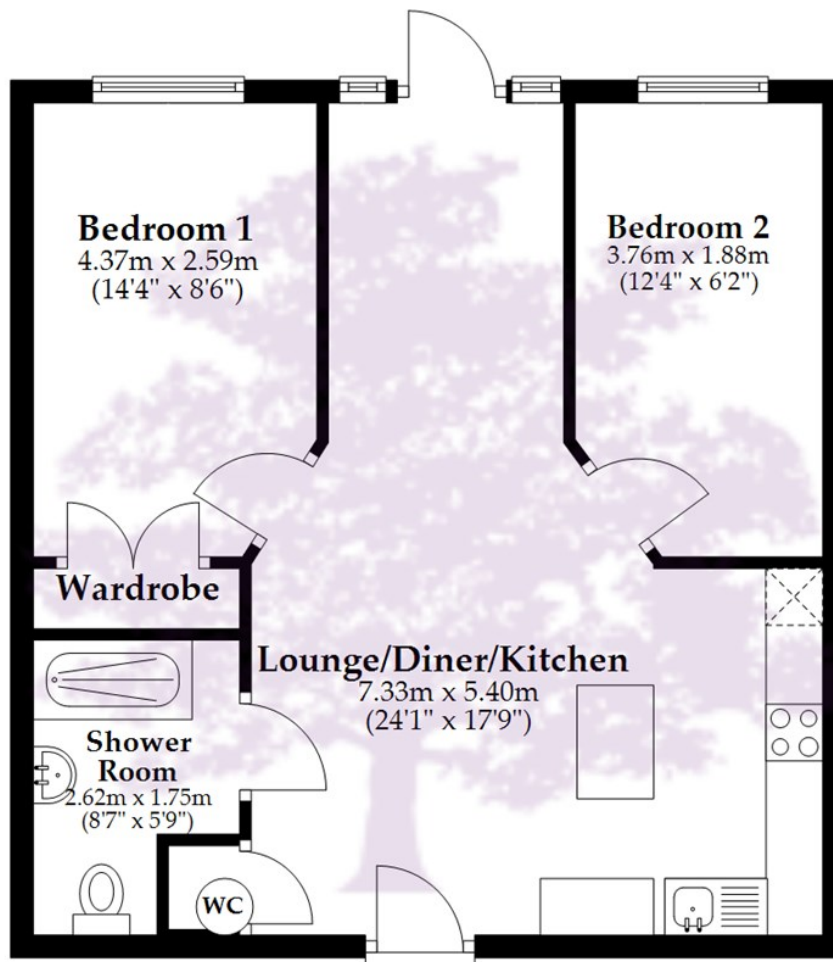
01172 130333

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



## Ground Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



Total area: approx. 45.8 sq. metres (493.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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