

Great Brier Leaze,Patchway Bristol BS34 5FX

allen & harris

welcome to

Great Brier Leaze, Patchway Bristol

Exceptional two bedroom, two bathroom apartment offering spacious open-plan living, outstanding natural light and pleasant far-reaching views from a private walk-out balcony. Extended Lease and NO GROUND rent due to vendor purchase.

Great Brier Leaze
Communal Access
The attractive point of entrance is found to the front of the building. A modern glazed door leads inwards and herbaceous borders prior garner an inviting feel. The communal areas are presented well very, light and bright and clearly properly maintained.

Front Door / Seconf Floor
The modern door leads inwards

Hallway
The hallway instantly offers a very special feel given the size and quality of the decor. An additional window to the side aspect grants glorious light and the space instantly accentuates the 'roomy' feel as found throughout. Here offers access to all areas and boasts two spacious storage cupboards.

Living Space And Kitchen
The main open-plan living area boasts triple aspect credentials with windows to the front rear and side. The net result is glorious light and a tremendous outlook. Here offers a walk-out balcony that is perfect for alfresco dining and the space accommodates the kitchen and lounging area with consummate ease. The kitchen is finished in gloss white with contrasting worktops and a range of integrated appliances.

Bedroom 1
Beautifully presented as throughout. The primary bedroom is spacious and gain light and bright as all rooms here. Complete with built-in cupboard storage and convenient ensuite shower room.

Ensuite
Smart and contemporary with shower cubicle, integrated WC and basin. Finished with tiling, modern floor, extractor, shaved point and spot lights.

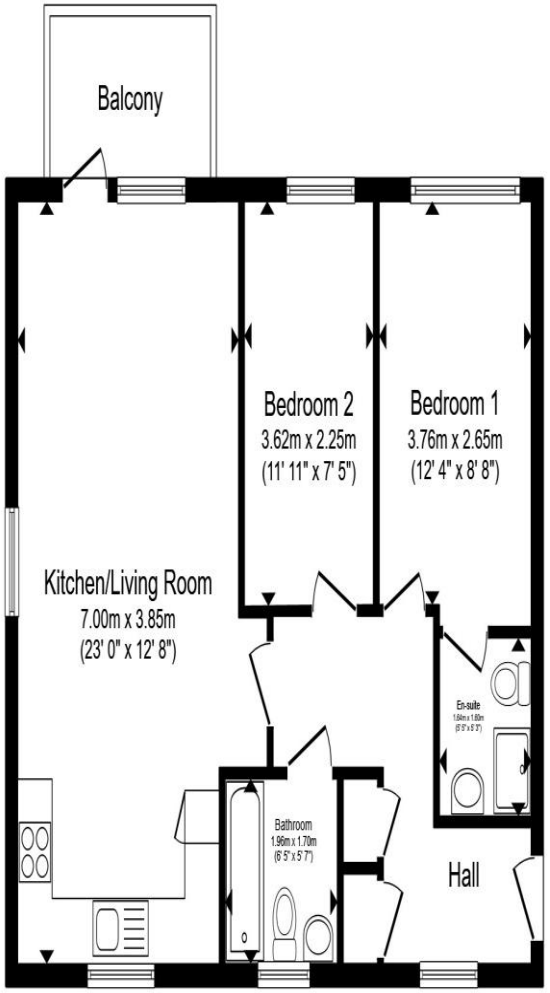
Bedroom 2
Similarly very well presented offering flexible usage options. Currently used as a spare room and spacious home office.

Bathroom
Stylish and contemporary with window. The three piece bathroom includes a shower over bath with glass screen and grants a luxurious feel.

Balcony
Notable spacious balcony with glass surround. Here offers all-important outside space and and the feeling of 'inside-outside' living with the door open. A real asset!

Parking
Allocated parking adjacent for one car. Further unrestricted site parking throughout.

Agents Notes
*Offered with No Chain.
*The seller has extended the lease and her contribution has removed all future ground rent payments.
*Rare offering given the quality of the apartment and terms of the lease.



Second Floor

Total floor area 62.6 m² (674 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

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Great Brier Leaze,

Patchway Bristol

- Extended Lease and NO GROUND RENT Due To Vendor Buy-Out
- Exceptional Two Bedroom / Two Bathroom Apartment
- Walk-Out Balcony / Delightful Dual Aspect Main Living Space
- Second Floor with Enhanced Views and Light / Offered with NO CHAIN
- Sought-After Position within Desirable Charlton Hayes

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£260,000



view this property online allenandharris.co.uk/Property/STG110329

The Property Ombudsman

Property Ref:
STG110329 - 0002

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