



## 20 STATION ROAD BRISTOL

**£215,000**  
**LEASEHOLD**

**\*\*Welcome to The Savoy – a spacious two-bedroom top-floor apartment set within a secure and well-maintained development in the heart of Shirehampton.\*\***

Accessed via a secure communal entrance with an intercom entry system, residents benefit from both lift and stair access, along with allocated parking to the rear of the building.

Inside, you'll find a bright and spacious **\*\*open-plan living, dining and kitchen area\*\*** with vaulted ceilings and a large feature window, allowing natural light to flood the room throughout the day. The fitted kitchen offers ample storage and comes complete with an integrated fridge/freezer and electric oven, creating a practical and sociable space for everyday living.

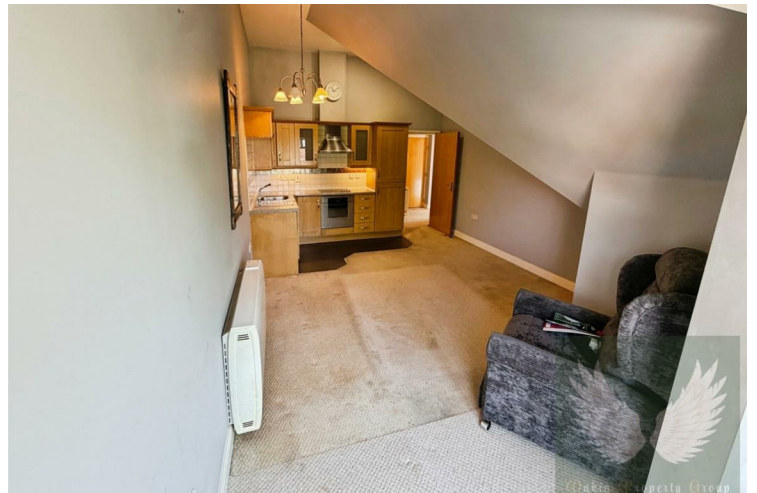
The generous principal bedroom is an excellent size, featuring built-in wardrobes and plenty of space for additional furniture. The second bedroom is a versatile room, ideal as a nursery, home office, dressing room or guest bedroom. Completing the accommodation is a well-appointed bathroom with a shower over the bath.



- Top floor two-bedroom apartment
- Secure communal entrance with intercom system
- Lift and stair access to all floors
- Spacious open-plan living, dining and kitchen area
- Integrated fridge/freezer and electric oven
- Generous principal bedroom with built-in wardrobes



- Versatile second bedroom – ideal as a nursery, home office or guest room
- Allocated parking to the rear of the development
- Walking distance to Shirehampton High Street and train station
- Opposite a primary school with excellent access to the M5, Portway and Bristol city centre





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: E      Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Exeter  
11 Birch End  
Exeter  
EX5 2HG

07881205863  
ashley@dakinpropertygroup.com



Dakin Property Group