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PROPERTY CONSULTANTS

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PAXTON DRIVE, BRISTOL, BS3 2BN

A beautifully proportioned two-bedroom apartment within the popular Paxton Drive development, offering generous open-plan living, a private covered balcony and the increasingly valuable benefit of an allocated parking space.

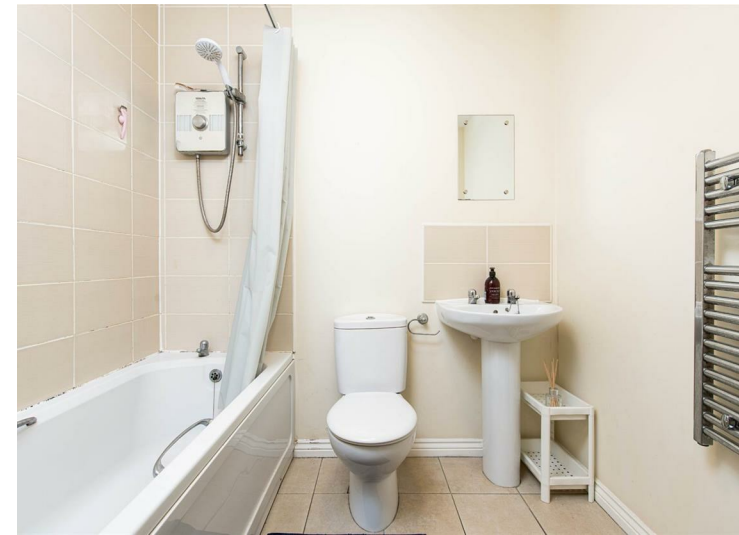
The heart of the apartment is the impressive open-plan kitchen, dining and living room, creating a wonderfully sociable space for both everyday living and entertaining. The contemporary kitchen is fitted with a good range of modern white units, while the living area enjoys plenty of natural light and opens directly onto the private balcony.

There are two well-proportioned bedrooms. The principal bedroom is particularly generous and benefits from its own en-suite shower room, while the second bedroom offers excellent flexibility as a guest room, home office or comfortable double bedroom. A separate main bathroom completes the accommodation.

Outside, the covered balcony provides a welcome extension of the living space and enjoys a pleasant outlook. The property also comes with an allocated parking space, a real advantage in this convenient city location.

Paxton Drive is superbly placed for enjoying everything Bedminster and South Bristol have to offer. The independent shops, cafés, bars and restaurants of North Street are within easy reach, while Bristol City Centre is readily accessible for work and leisure. Excellent public transport connections are close by, together with convenient road links and a cycle route into the city, making this an excellent choice for those looking to combine city living with a little more space and convenience.

Leasehold - 112 years remaining
Annual Service Charge - £2750.83
Ground Rent - £250
Management Company - Remus Management
Council Tax Band - B
EPC - C



Features

- No onward chain
- Spacious two bedroom apartment
- Open-plan kitchen/living/dining room
- Principal bedroom with en-suite shower room
- Separate bathroom
- Allocated parking space
- Private balcony
- Good location



Open-Plan Kitchen/Living/Dining Room

10'9" x 22'10" (3.30 x 6.96)

A wonderfully spacious open-plan living area extending to almost 23ft, providing plenty of room for both comfortable seating and a dining table. The contemporary kitchen is fitted with sleek white units, contrasting worktops and has an integrated hob and oven, space and plumbing for washing machine and fridge/freezer, creating a practical yet sociable space. Large glazed doors and windows bring in plenty of natural light and open directly onto the private covered balcony.

Balcony

A lovely addition to the apartment, the private covered balcony is accessed directly from the living room and provides space for outdoor seating. A great spot for a morning coffee or evening drink, with a pleasant outlook.

Principal Bedroom

8'9" x 14'9" (2.68 x 4.52)

A generous double bedroom with ample space for freestanding wardrobes and additional furniture. Well proportioned and quietly positioned, the room also benefits from its own private en-suite shower room.

En-Suite Shower Room

A convenient en-suite comprising a glazed shower enclosure, pedestal wash basin and WC, with neutral tiling creating a simple, contemporary finish.

Bedroom Two

8'8" x 11'8" (2.66 x 3.58)

A good-sized second bedroom offering plenty of flexibility. Ideal as a double bedroom, guest room or spacious home office, making it particularly appealing for those who regularly work from home.

Main Bathroom

A well-appointed bathroom fitted with a bath and shower over, pedestal wash basin and WC. Neutral tiling and a heated towel rail complete the room.

Allocated Parking



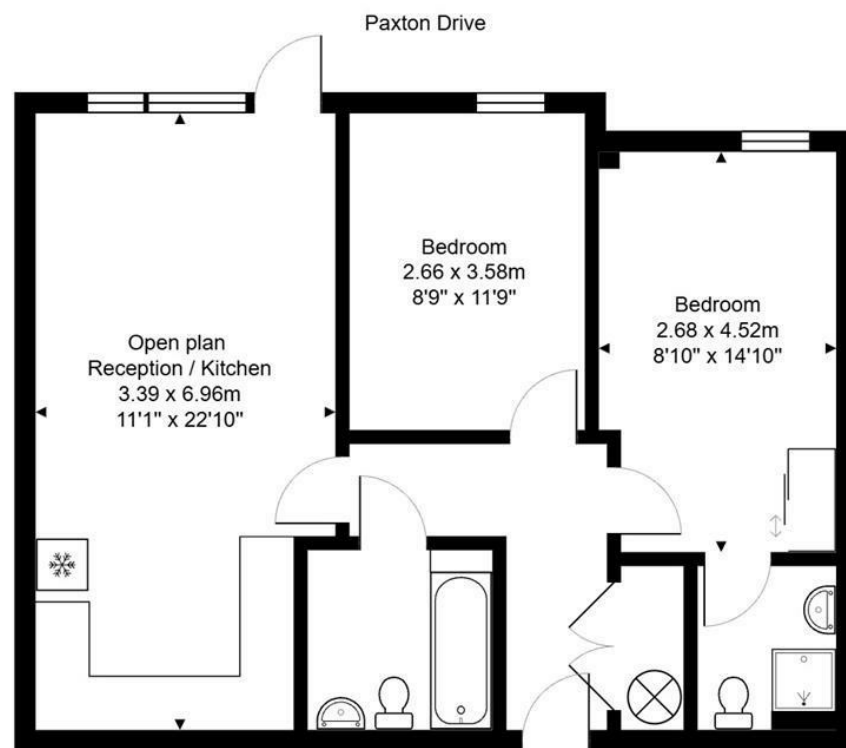
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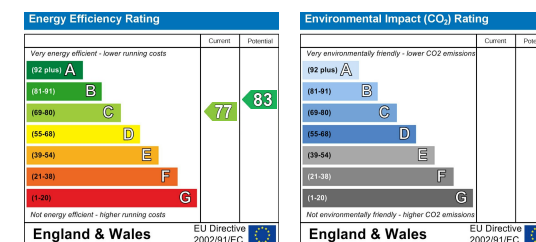


Ground Floor



Total Area: 61.8 m² ... 665 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.