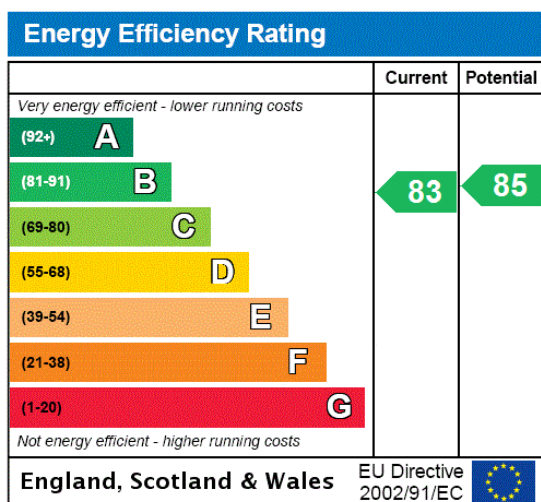


TOTAL APPROX. FLOOR AREA 455 SQ.FT. (42.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2020



Agent Note: 1. During the process of agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements. This is to comply with Anti Money Laundering Regulations. 2. An Energy Performance Certificate is a legal requirement when selling or renting a property. A minimum E rating is required should you be buying the property to rent out. 3. Please be aware a wide-angle lens may have been used for some photographs. 4. Testing of services, heating systems, appliances or installations referred to in these particulars has not taken place and no guarantee can be given that these are in working order. 5. Whilst every effort is made to produce accurate and reliable sales details, they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller. 6. Floor plans are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. Compass bearings/garden aspect should also be checked. 7. Any potential buyer is responsible for verifying any alterations to the property relating to consents, building/planning, listed buildings or change of use. 8. Areas of first priority (AFP) for schools do change regularly. Please be aware if a property is located within an AFP this does not guarantee schooling for resident children. Enquiries should be made of the local authority to confirm your position.

w: www.howard-homes.co.uk
t: 0117 9238238
e: hello@howard-homes.co.uk

If you are looking to buy, sell or let property, please
be in touch to arrange a free market appraisal.



HOWARD

Paxton Drive, Bristol, BS3

- One double bedroom apartment
- Allocated Parking and bike storage
- Metrobus stop to airport and Temple Meads Train Station
- Adjacent to a main cycle route
- Open plan living room

Guide Price

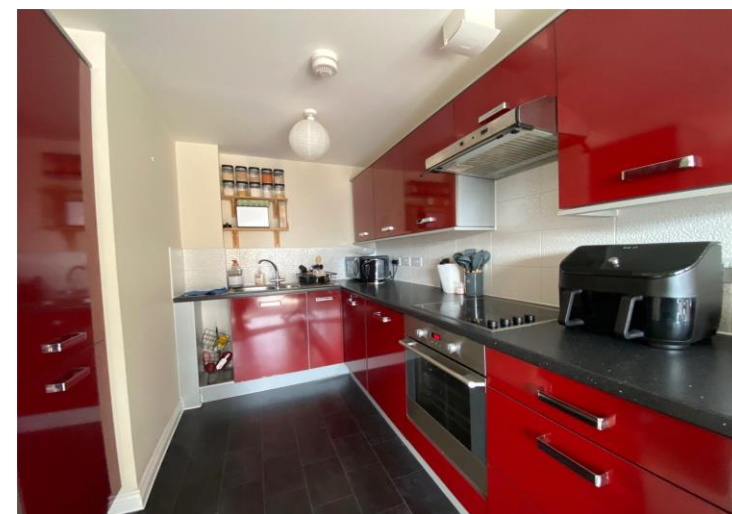
£200,000

Leasehold

EPC Rating B



Vendor Comment: 'I am really sad to be moving out of the area but my life has progressed very quickly and I have outgrown this lovely flat. This was my first home in Bristol after moving from Portsmouth. The neighbours are lovely and gave me some useful tips to settle in Bristol. The property is ideally situated within walking distance of Ashton Court, North Street and Whapping Wharf. There are some amazing cafes and coffee shops along North Street and lots of lovely walking routes. The city centre is only a little over 35mins walk along the harbourside. You save on parking and the clean air charges, if you have an older car. It is a very comfortable, well insulated flat that requires minimal use of the heating system. We have enjoyed the safety of the neighbourhood and often I have walked home late evenings'.



Howard Independent Estate Agents are pleased to introduce this one double bedroom apartment in this very convenient Ashton location. The apartment is located on the 3rd Floor, benefits from lift access and has been very well looked after by the current owners throughout. The accommodation comprises; entrance hallway with inbuilt storage space, family bathroom with shower over, good size double bedroom with built in wardrobe, modern open plan kitchen (with integrated appliances), diner and living room with pleasant views out onto the development. The City Centre, Clifton and North Street are all easily accessible, there are excellent transport links including Long Ashton Park and ride, A4 (Portway) to the M5 motorway network, Temple Meads station is close by with a Metrobus stop close to the apartment, and the cycle path to town is also on the doorstep. With the added bonus of secure bike storage and allocated parking just outside, the apartment is offered with no onward chain.

Front door to hallway

Hallway Access to all rooms, built in cupboard.

Living room Floor to ceiling window.

Kitchen area Fitted kitchen with integrated oven, hob, extractor hood, fridge/freezer, sink unit, washing machine and ample wall space.

Bathroom White suite, shower over bath, wc, wash hand basin and tiles splash backs.

Bedroom Floor to ceiling window.

Outside Allocated parking. Bike storage with the development being adjacent to a main cycle route providing direct off road bike paths up the Avon Gorge, Leigh Woods, Ashton Gate and North Street.

Council Tax Band A.

Potential Rental Income £950pcm approx.

Management Company Charges £1,374.08pa.

Tenure It is understood that the property is leasehold 13 years into a 130 year lease.

Ground Rent £200.

Vendor advises Virgin Media Installed.

This information should be checked with your legal adviser.