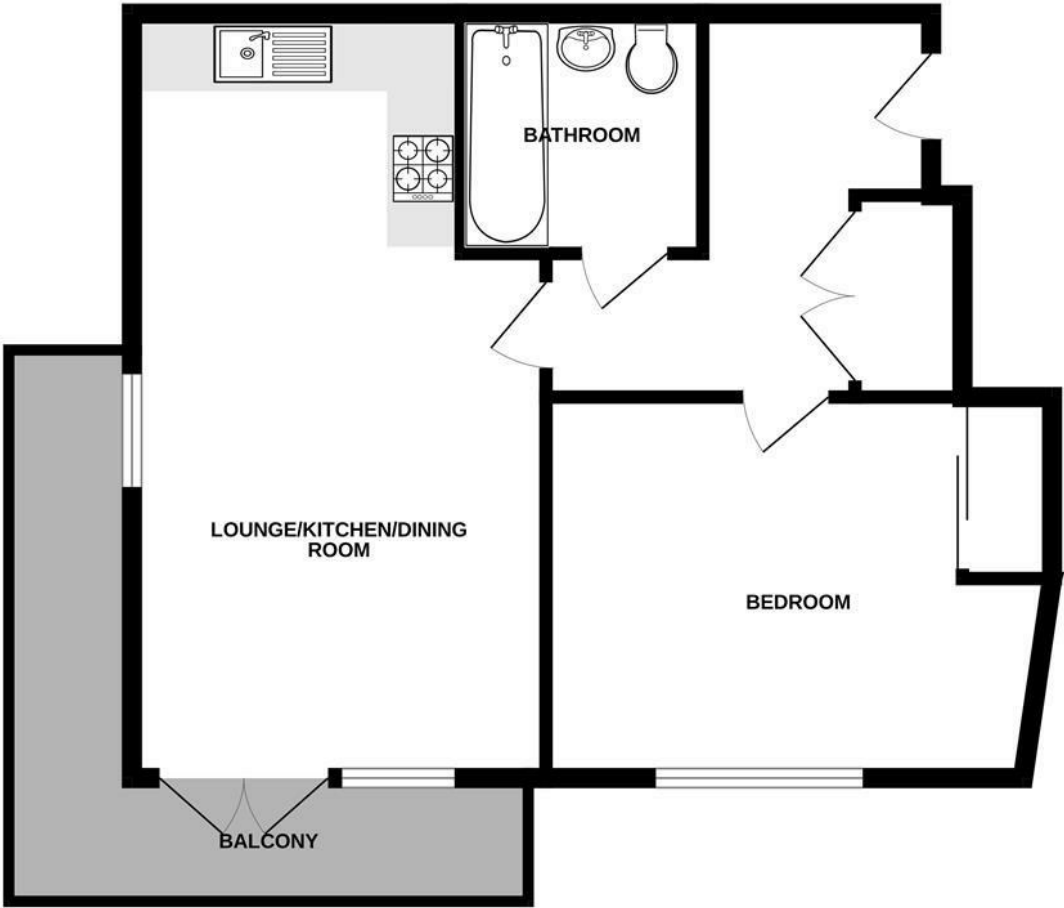


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023

www.daviesandway.com
 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
 DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
 Tel: 0117 9863681 email: keynsham@daviesandway.com

64 Oxleigh Way, Stoke Gifford, Bristol, BS34 8AW



£215,000

A bright and airy one double bedroom ground floor Apartment located in the heart of a modern development.

- Ground Floor Apartment
- Communal entrance
- Internal hallway
- Lounge/dining room/kitchen
- Double bedroom
- Bathroom
- Allocated parking
- Remainder of NHBC guarantee
- Lease of approximately 997 years



64 Oxleigh Way, Stoke Gifford, Bristol, BS34 8AW

Occupying part of the ground floor of a modern block of Apartments this spacious one double bedroom property offers contemporary accommodation throughout with the added benefit of a private wrap around balcony and direct views of an adjoining green.

The home is entered via a secure telephone entry system with a hallway that directly leads to the Apartment. Once inside a roomy entrance hallway (with built in utility cupboard) is found that leads onto further accommodation. This consists of a bright an airy lounge/dining room/kitchen with dual aspect windows and French doors that directly access a delightful balcony. The bedroom is a good sized double with built in wardrobe, which is complimented by a contemporary three piece suite bathroom. The property further benefits from an allocated off street parking space and the remainder of a NHBC guarantee.

This newly constructed Crest Nicholson development offers a highly convenient location with excellent transport links including the North Bristol ring road, the M32 and Bristol Parkway railway station, in addition to the 'M' bus route that makes the city easily assessible. This Apartment is ideally suited to both first time purchasers or perhaps downsizers looking for an alternative to a bungalow.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Accessed via secure telephone entry system, hallway directly leading to Apartment 64.

INTERNAL HALLWAY 3.4m x 2.8m (11'1" x 9'2")

to maximum points. An 'L' shaped hallway with electric heater, power points and generous built in storage cupboard housing hot water cylinder and with space and plumbing for washing machine. Doors leading to rooms.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 6.8m x 3.7m (22'3" x 12'1")

Dual aspect double glazed windows to front and side aspects, double glazed French doors to front aspect providing access to balcony, electric heater, power points, ample space for separate seating and dining area. Kitchen comprising range of soft close wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, integrated fridge, freezer and washing machine, power points, splashbacks to all wet areas.

BALCONY

Wrap around balcony ideal for al fresco dining that directly overlooks adjoining green space.

BEDROOM 3.9m x 3.5m (12'9" x 11'5")

Double glazed window to front aspect overlooking adjoining green space, built in double wardrobe, electric heater, power points.

BATHROOM 2.2m x 2.1m (7'2" x 6'10")

Modern, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

OFF STREET PARKING

Allocated off street parking space for one vehicle. communal bin and bike storage area.

COMMUNAL AREAS

communal bin and bike storage area.

TENURE

This property is leasehold with approximately 997 years remaining. A combined management and estate charge of £165.00 per calendar month is payable in addition to a peppercorn groundrent.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

