



48 FANE CLOSE,  
BRENTY, BS10 6QE

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GOODMAN  
& LILLEY



# SPACIOUS MODERNISED TOP-FLOOR APARTMENT – BS10 6QE

This spacious top-floor purpose-built balcony apartment has been tastefully modernised by the current owner, making it an ideal first-time purchase or buy-to-let investment. The property benefits from a recently fitted modern bathroom, kitchen with utility area, new double glazing, and a Vaillant gas boiler, ensuring energy efficiency and comfort and it's own balcony.

## Location

Perfectly situated close to excellent transport links including the M4/M5 motorways, Cribbs Causeway shopping centre, and a wide range of local amenities, this property offers both practicality and lifestyle benefits.

## Communal Entrance

Communal front door from the road with entry phone system to the communal hallway with rear door to the gardens and stairs to the second floor and the apartments main front door.

## Hallway

Open plan with storage cupboard and opening into the kitchen and main living area.

## Accommodation

Please see the floorplan for all room measurements

## Kitchen

A fitted kitchen with wall and base units, work surfacing over, fitted sink, tiled floor and door to a separate utility room. Double glazed window.

## Utility Room

Fitted unit, work surfacing, wall mounted gas boiler, plumbing for white goods and door to further storage. Double glazed window.

## Main reception room

Generous sized with space for a dining table and sitting area, door to the balcony, double glazed windows, feature fireplace, attractive flooring, and providing access through to the bedrooms and bathroom.

## Bedroom One

The first of two double bedrooms with double glazed window to the front elevation.

## Bedroom Two

Double glazed window to the side.

## Bathroom

Fitted modern three piece suite comprising of bath with shower over off of mixer taps, wc and wash basin. Double glazed window to the rear.

## Outside

Residents can also enjoy access to a communal garden and communal parking, adding to the convenience and appeal of this home.

## Further Information

Lease Terms: 90 years remaining

Service Charge: £1,048.49 per annum

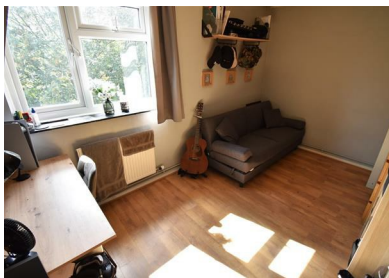
Ground Rent: £10.00 per annum

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- Spacious top-floor 2 double bedroom balcony apartment
  - Close to Cribbs Causeway and local amenities
  - Modern bathroom
  - New double glazing
  - Excellent access to M4/M5 motorway links
  - Ideal FTB or Buy To Let purchase
  - Fitted kitchen with utility area
  - Modern Vaillant gas combi boiler

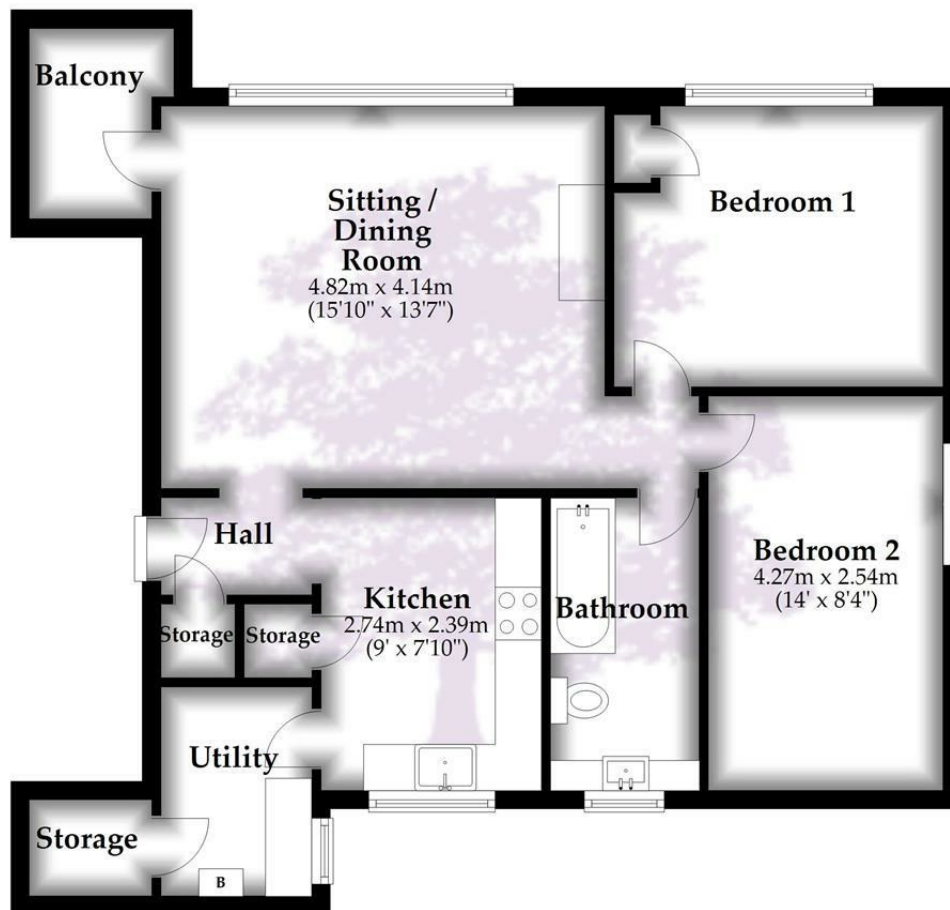


GUIDE PRICE £200,000





# Floor Plan



Total area: approx. 69.2 sq. metres (744.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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