



4 St. Brendans Park Apartments St. Andrews Road, Bristol, BS11 9FP

£199,950

**GOODMAN  
& LILLEY**



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 4 St. Brendans Park Apartments St. Andrews Road, Bristol, BS11 9FP

A beautifully presented contemporary light and airy two-bedroom flat situated in the heart of the popular village of Avonmouth.

Ideally located close to a wide range of local shops, amenities, and excellent transport links, this property offers both convenience and comfort in equal measure.

Refurbished to a high standard last summer including all new flooring throughout, the flat provides bright and well-proportioned living spaces. The flat is also complemented by a private balcony making it perfect for first-time buyers, professionals, or anyone looking to take their first step onto the property ladder. The welcoming interior creates a move-in-ready home that you can enjoy from day one.

Further benefits include a designated parking space, adding extra practicality and peace of mind.

A fantastic opportunity to secure a stylish home in a well-connected and sought-after village location with bus stops and a train station right on your door step.

Excellent motorway links are just moments away, providing quick and easy access to the M5 and M4 corridors, making commuting to Bristol, the wider South West, and beyond straightforward.

The nearby train line offers regular services into Bristol city centre and down to Severn Beach and connections to wider rail networks, giving families and professionals flexible travel options whether for work, school, or leisure.

With local shops, schools, and amenities all close at hand, this is a superb opportunity to enjoy village living without compromising on connectivity.

Viewing is recommended to appreciate the accommodation on offer here. Call, Click or Come in and visit our experienced sales team- 01172130333/ shire@goodmanlilley.co.uk

Local Authority: Bristol City Council Tax Band A

Services: Mains Electric, Water and Drainage

Leasehold - 999 year lease from 2013.

Management Charge. £60 per month to include Buildings Insurance. As a leaseholder you also have a share in the company that hold the Freehold.

- No Onward Chain
- 2 Bedroom Apartment
- Village Location
- Beautifully Presented Throughout
- Allocated Parking
- Balcony overlooking the Car Park
- Close to all Motorway Links and Bus Stops
- Train Station within Walking Distance

### Location

The property is ideally located for Avonmouth train station, which routes through to Clifton Down, Montpellier and Bristol Temple Meads. Other links include local bus routes and quick and easy access to M5/M4 good motorway links, local bus routes and the local shops which are a only a short stroll away. The property is also opposite the local park which is lovely for walks and children to play in the summer months.

### Entrance

A communal entrance door with coded entry leads to the communal hall, flat front door leads to the flat entrance hall, there is also a door to the front of the property.

### Hallway

Doors leading to all rooms

### Kitchen/Lounge/Diner

9'8" x 16'9"

uPVC double glazed doors to a spacious balcony, the kitchen area has a range of high spec wall and base units with work surfaces over, built in oven and hob with extractor over, washer/dryer, fridge, tiled splashbacks, laminate flooring, electric radiators,

### Balcony

2'8" x 7'1"

This spacious balcony over looks the car park and is perfect for relaxing on after a hard days work.

### Bedroom 2

8'2" x 7'5"

Window to side aspect , electric heater

### Bedroom 1

7'9" x 13'0"

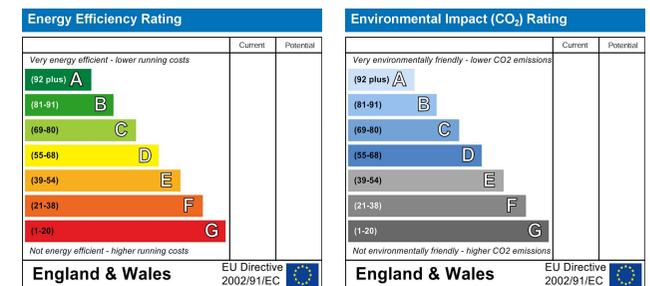
Window to side aspect, electric heater

### Bathroom

Panel bath with shower over, low level wc, pedestal sink. wall heater,

### Allocated Parking

There is allocated parking to the rear of the property



Bristol

9 High Street, Shirehampton

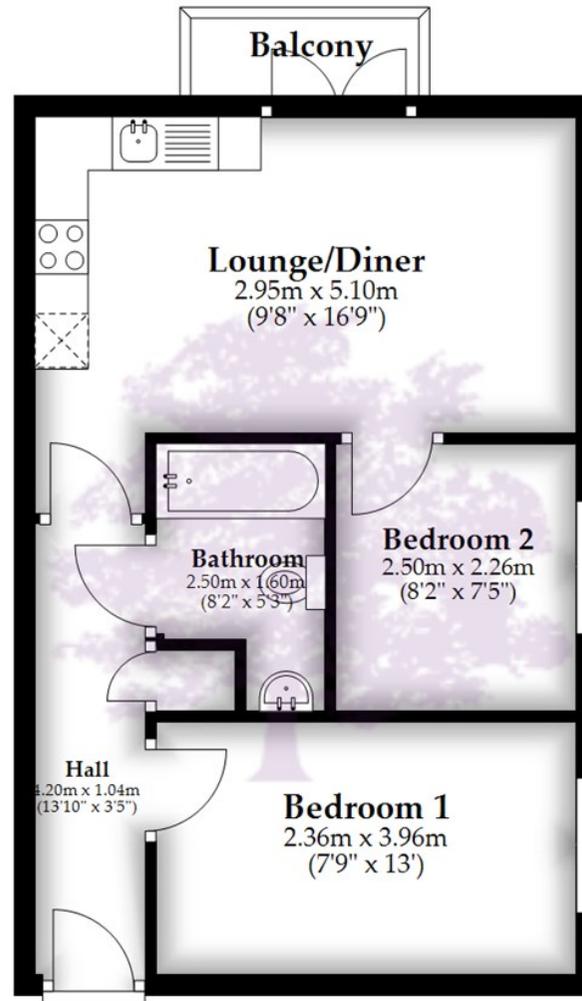
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## Ground Floor



Total area: approx. 40.8 sq. metres (439.6 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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