GOODMAN & LILLEY



APARTMENT 10, GREAT TININGS HOUSE WADDINGTON CLOSE, BRISTOL, BS11 0FQ

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BRISTOL, BS11 0FQ

PROPERTY DESCRIPTION

This lovely two-bedroom apartment at Great Tinings House, Waddington Close, offers modern and comfortable living in a well-connected residential area of north-west Bristol.

Inside, the property offers a bright and welcoming layout, with a spacious open-plan kitchen and living area providing an ideal space for both relaxing and entertaining. The modern fitted kitchen is well equipped with an integrated fridge freezer and oven/hob, together with space for additional appliances including a washing machine and dishwasher.

Both bedrooms are well proportioned and offer comfortable, versatile accommodation, making the property equally well suited to first-time buyers, couples, small families or those looking for a convenient base for commuting.

Outside, the property benefits from allocated private parking, secure bike storage and attractive communal areas. The surrounding development provides plenty of green space and a pleasant setting, with cycle and pedestrian routes close by - ideal for those who enjoy getting outdoors without having to travel far.

A fantastic location for getting around

One of the standout features of this home is its excellent public transport connectivity.

The regular 3 and 4 bus services provide direct links from Lawrence Weston towards both Cribbs Causeway and Bristol City Centre, making it particularly straightforward to get into the city or head to the extensive shopping and leisure facilities at Cribbs Causeway.

There is also the number 10 bus, providing a particularly useful connection towards Southmead Hospital and Stoke Gifford, as well as links towards Avonmouth. For anyone working at or regularly visiting Southmead Hospital, Stoke Gifford or the surrounding employment areas, this additional route is a real advantage.

For those who prefer to cycle, the area is also well served by local cycle and greenway routes, providing convenient connections for everyday journeys as well as opportunities for more leisurely rides through the surrounding green spaces.

Everything you need close by

The property is conveniently positioned for a range of everyday amenities, with local shops, food stores, pharmacy and other community facilities available within the Lawrence Weston area.

Families will also appreciate the choice of nearby schools, with Oasis Academy Long Cross and Our Lady of the Rosary Catholic Primary School both approximately 300 metres from Great Tinings House, while St Bede's Catholic College is around 900 metres away.

For those who enjoy the outdoors, there is plenty to explore nearby. Kings Weston House and its surrounding grounds and woodland provide a wonderful setting for walks, with the historic house surrounded by parkland and woodland. The grounds are open to the public throughout the year, providing a fantastic local escape from the hustle and bustle of everyday life.

The nearby green spaces, cycle routes and walking paths give the property a lovely balance between convenient city living and access to nature.

This home is available through Curo's Shared Ownership scheme, giving you the chance to step onto the property ladder with a smaller deposit and mortgage. You can start with a minimum 40% share (£88,000) and purchase further shares when the time is right, eventually owning your home outright.

100% sales value: £220,000
Minimum share purchase: 40%
Purchase price of share: £88,000
Rent per month: £177.81
Service charge per month: £69.26












Look what I Made



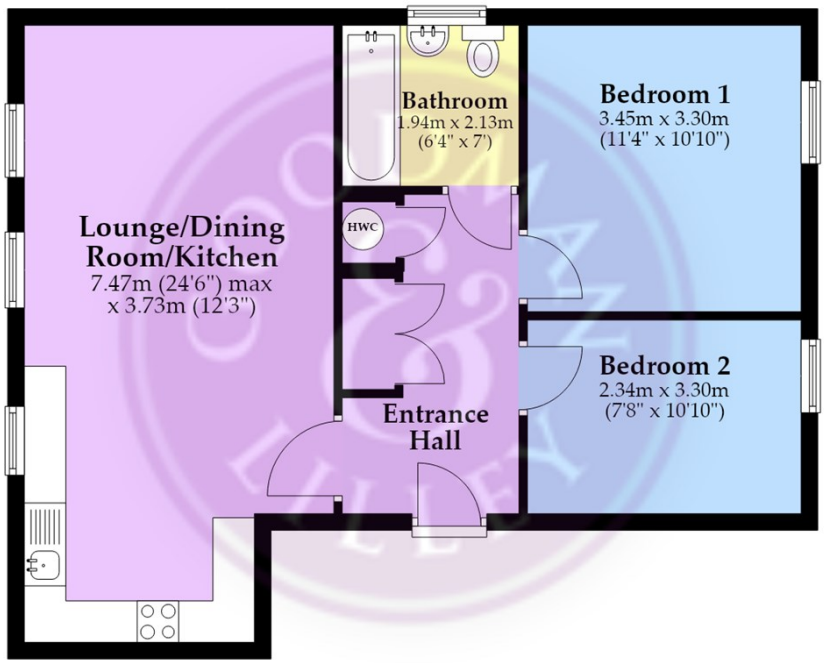




FLOORPLAN

Ground Floor

Approx. 67.7 sq. metres (728.2 sq. feet)



Total area: approx. 67.7 sq. metres (728.2 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.

2 Bedrooms
Tenure - Leasehold

1 Reception Rooms
Total sq ft

1 Bathrooms
Council tax band - A

- Modern two-bedroom apartment
- Allocated private parking space
- Excellent bus connections
- Close to Kings Weston House & surrounding woodland
- Several nearby schools
- Bright and spacious open-plan living
- Secure bike storage
- Cycle routes and greenways nearby
- Local shops and everyday amenities close by
- Excellent access to Bristol and surrounding areas

GOODMAN & LILLEY

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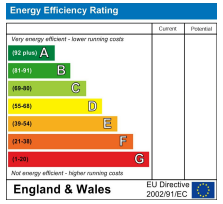
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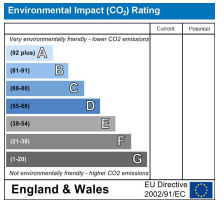
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Saturday 9.00am–4.00pm