



FLAT 4, THE SAVOY STATION ROAD

BRISTOL
BS11 9QB

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LOCATION

The property is in a popular location on Station Road and close to all local amenities and all bus routes. The Portway Park and ride, Shirehampton train station, the nearby village shops, schools and health centre, all motorway links are close by too. The River Avon with its lovely riverside walks is also within walking distance, as are both the Blaise and Kingsweston Estates and Shirehampton Golf Course ensuring that you have everything you need right at your doorstep.

COMMUNAL ENTRANCE LOBBY

Entrance via secure double glazed doors with telephone intercom system, communal notice board, post boxes, seating/reception area, doors to lift and stairs, door to parking area.

ENTRANCE HALL

Entrance via secure door, doors to all principal rooms, storage cupboard housing hot water tank, telephone entry system, night storage heater.

KITCHEN/DINER AREA

24'1" x 17'9"

A modern kitchen comprising of wall and base units with roll top work surface over, stainless steel sink with drainer, splash back wall tiling, four ring electric hob with stainless steel extractor over, stainless steel oven, integrated fridge freezer, integrated washing machine and dish washer, Breakfast bar unit with fitted stools.

LOUNGE AREA

uPVC double glazed windows and door leading to private garden with patio, storage heater.

BEDROOM 1

14'4" x 8'6"

Double glazed window to rear aspect, built in wardrobes, storage heater

BEDROOM 2

12'4" x 6'2"

Double Glazed Window to rear aspect, storage heater

SHOWER ROOM

8'7 x 5'9

Large Double Shower with seat, pedestal sink, low level wc,

SHARED GARDENS

There are communal gardens to the rear for you to enjoy. A variety of shrubs and plants, seating areas and parking.,

PARKING

Gated off street parking for one vehicle via secure remote control with additional visitors spaces.







**GOODMAN
& LILLEY**

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

SHIREHAMPTON

9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

LETTINGS

01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

CLEVEDON

28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES

0117 213 0151
LNH@GOODMANLILLEY.CO.UK

Ground Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



Total area: approx. 45.8 sq. metres (493.5 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 PlanIt

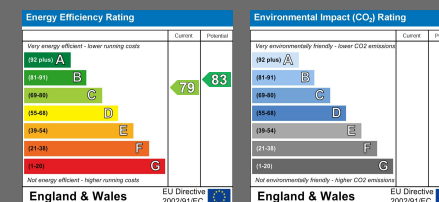
2 BEDROOMS
TENURE - LEASEHOLD

- No Onward Chain
- Modern double enclosed shower room
- Direct access to a private patio area
- South Facing Private Communal Gardens
- Built in 2003

1 RECEPTION ROOMS
IN ALL SQ.FT

- Spacious 2-bedroom ground floor flat
- Conveniently located close to local shops and amenities
- Ideally located close to shops and transport links
- Situated on one of Shirehampton's most desirable streets
- Ideal for First Time Buyers or Investors

1 BATHROOMS
COUNCIL TAX BAND - B



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm