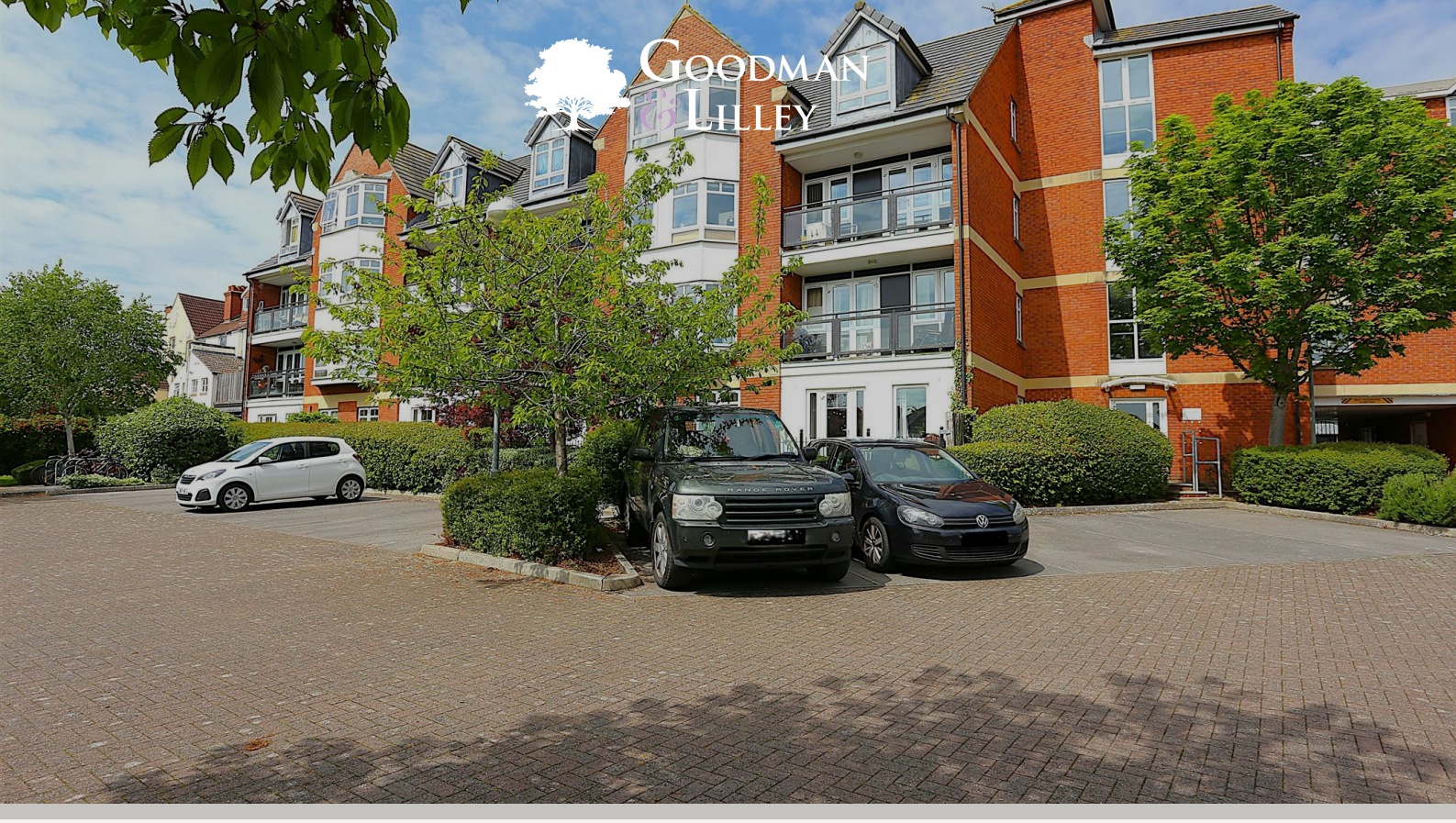








FLAT 4, THE SAVOY STATION ROAD, BRISTOL BS11 9RS

OFFERS IN THE REGION OF £200,000

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.

COMMINAL 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

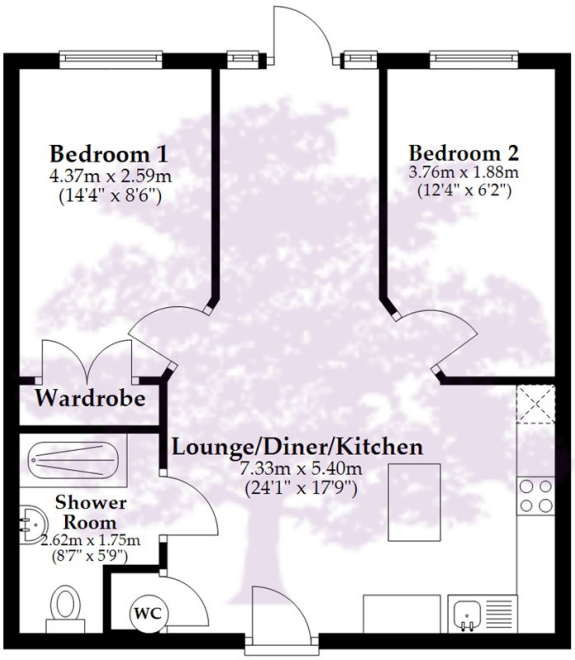
SHOWER ROOM
8'7 x 5'9
Large Double Shower with seat, pedestal sink, low level wc,

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.

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 PlanUp.

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

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

GOODMAN & LILLEY