

estate agents **auctioneers**

**hollis  
morgan**

Flat 3, Woodlands Court Woodlands Lane, Bradley Stoke, Bristol, BS32 4JU

£190,000

A well appointed and highly practical ground floor apartment with parking. No Onward Chain.

- Purpose Built Apartment
- 2 Bedrooms
- Modern Kitchen
- Ideal Location close to Motorway
- Parking
- No Onward Chain

### The Property

The properties occupies the ground floor level of the Popular "Woodlands Court" Development located in 'Bradley Stoke' within walking distance of local amenities, leisure facilities and Aztec West Business Park which has proven popular. The property offers easy access to a number of major transport networks such as the M4/M5 interchange as well as nearby public transport services including Parkway and the metro bus service. Access to Bradley Stoke Nature Reserve can also be found within easy reach as its perfect for long strolls and a site of 'Nature Conservation Interest'.

Internally the apartment consists of a large lounge area, fitted kitchen, three-piece bathroom and two bedrooms. The property benefits further from allocated parking space and a long lease length of 999 years from 2001.

### Location

Bradley Stoke, in north Bristol is a perfectly located residential area, moments from the high-speed rail links of Bristol Parkway and the seamless commuter arteries of the M4/M5 interchange, while the M1 MetroBus offers a direct gateway to the city centre. Beyond the commute, life here is defined by effortless convenience; step out to the vibrant retail and dining scene at the Willow Brook Centre or find your sanctuary within the 100-acre Three Brooks Nature Reserve. With major employers like Aztec West and the MoD nearby, this property represents a sophisticated lifestyle choice.

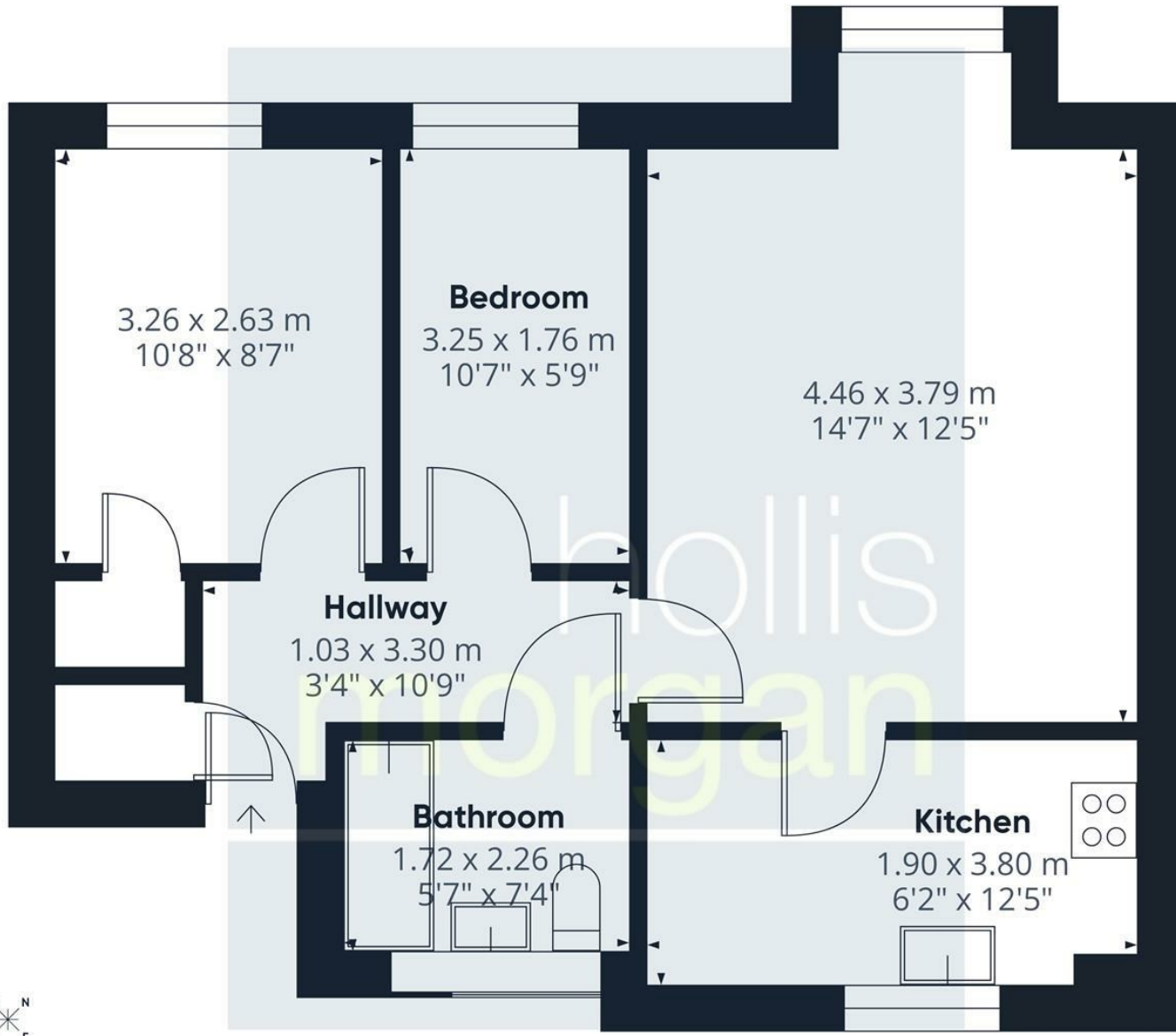
### Further Information

Leasehold, Residue of 999 years from 2001  
Council Tax - B  
Management fees - circa £208 pcm  
Ground rent - refer to agent

### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





**Approximate total area<sup>m</sup>**  
49.8 m<sup>2</sup>  
536 ft<sup>2</sup>

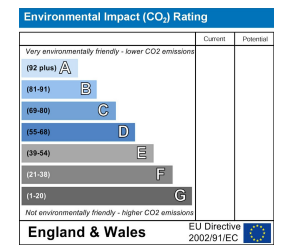
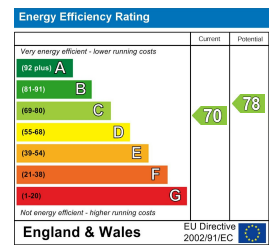
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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