

Thackeray, Bristol, BS7 0NX

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**50% SHARED OWNERSHIP**

This beautifully presented and deceptively spacious (1,055 sq ft approx.) 2 double bedroom top floor apartment has been lovingly maintained by its current owner to create a sophisticated and contemporary home perfect for the first time buyer. Tucked away in this modern development, Thackeray, Horfield, this delightful property enjoys other benefits such as en-suite to master bedroom as well as allocated parking, a fantastic opportunity to get on the property ladder in a sought after location.

The property offers a welcoming approach with access to the communal entrance gained via a paved path with a small front garden laid to lawn with small hedge borders. Once inside, the apartment is located on the top floor.

When entering the apartment you are greeted with an inviting entrance hall laid to high quality wood laminate flooring that benefits from a large storage cupboard and leads directly in to the master bedroom. The master bedroom is a fantastic size, pleasantly decorated and enjoys built in wardrobes as well as a modern en-suite shower room comprising larger corner shower cubicle, wash hand basin and low level WC. The hallway also gives access in to bedroom 2 which is also a good sized double and also boasts built in wardrobes.

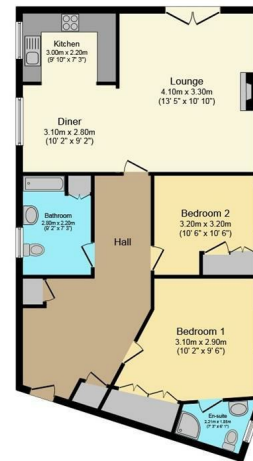
The 3 piece white suite family bathroom comprising bath tub, wash hand basin and low level WC, has been well maintained and kept in good condition and is spacious benefitting from an airing cupboard.



Call me
to book a
viewing

Max Amey
01173 255015

- Shared ownership (50%)
- Spacious Accommodation (1,055 Sq Ft approx.)
- Beautifully Presented Throughout
- Allocated Parking Space
- Family Bathroom and En-suite Shower Room to Master
- Recently Fitted Combi-Boiler
- EPC Rating TBC
- Viewings Commence From Thursday 25th March
- Access to Loft Space
- Highly Sought After Location



Floor Plan
Floor area 98.0 sq. m. (1,055 sq. ft.) approx

Total floor area 98.0 sq. m. (1,055 sq. ft.) approx

ity. The position and size of doors, windows

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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