



**MAGGS  
& ALLEN**

**102 GRAVENEY APARTMENTS, COLLEGE**

ASHLEY DOWN, BRISTOL, BS7 9LR

Guide Price £350,000

This two-bedroom, two-bathroom modern first floor apartment has spacious open plan living space and well-proportioned bedrooms as well as the asset of an underground secure parking space.

Entering into the hall, there is wooden flooring which continues throughout the living space. There is a large cupboard to your right. The open plan kitchen/living room is to your left and is a spacious and bright room with dual aspect windows one of which is floor to ceiling and double width. The kitchen is modern with white units and inbuilt appliances such as fridge/freezer, oven and sink.

There are two double bedrooms, the master with fitted wardrobes and an ensuite. The ensuite is modern and stylish with large mirror, sink, WC and large shower. The second bedroom has just had a new carpet fitted and is bright and well proportioned. The main bathroom is large with attractive tiled walls and floors, WC, sink, large mirror, heated towel rail and bath with shower over.

There is a communal roof terrace as well as a secure underground car parking space.

Brunel Field Primary School approx 0.04 miles

Fairfield High School approx 0.44 miles

Bishop Road Primary School approx 0.5 miles

#### Location

Graveney Apartments is an incredibly popular and convenient location, situated just off Gloucester Road with vast array of shops, cafes, restaurants and bistros. Graveney Apartments is part of a large development of modern apartments around the cricket ground that are much sought after. The nearby City Centre also offers a plethora of shops, amenities, restaurants and bars. Vehicular access to the M5 and M4 motorway network is via the A4018 at junction 17 of the M5.

#### Directions

From the Maggs & Allen office on Northumbria Drive continue onto Linden Road. Turn left onto Clare Avenue and take a slight right.

#### Lease Information

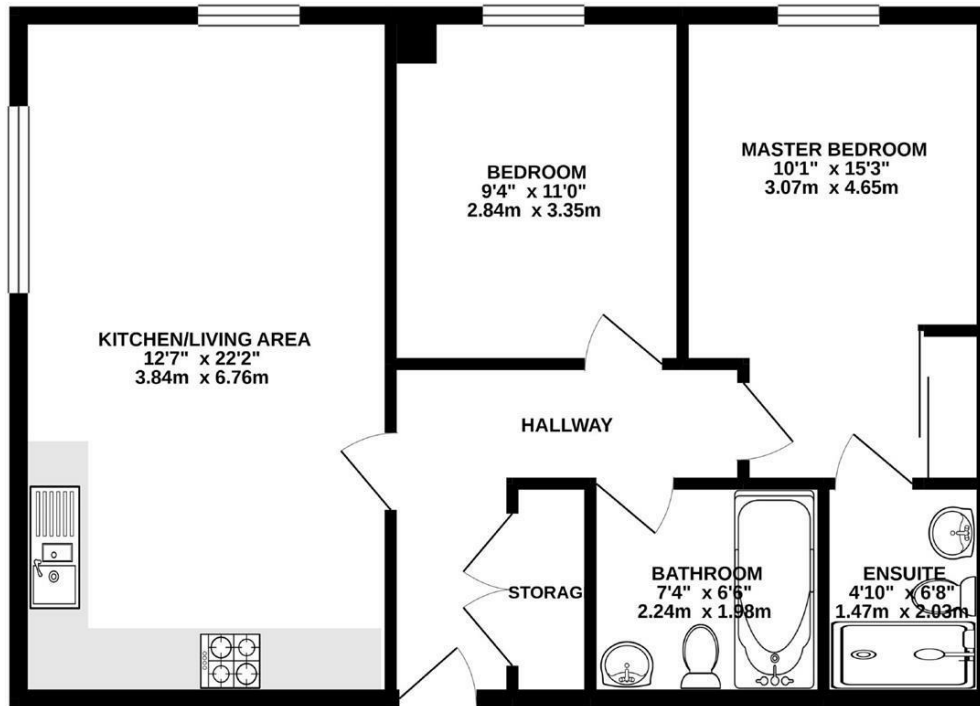
Length of lease remaining: approx. 114 years

Ground rent charge: approx. £400 per annum

Service/Maintenance charge: approx. £1,500 per annum



**GROUND FLOOR**  
**690 sq.ft. (64.1 sq.m.) approx.**



**TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021.



- 2 Bathrooms
- Excellent condition
- Underground parking space
- Excellent location
- Lift Access
- Communal Roof Terrace Over looking Cricket Ground
- Bike Storage
- 2 Bedroom Apartment

**Guide Price:** £350,000

**Tenure:** Leasehold

**Council Tax Band:**

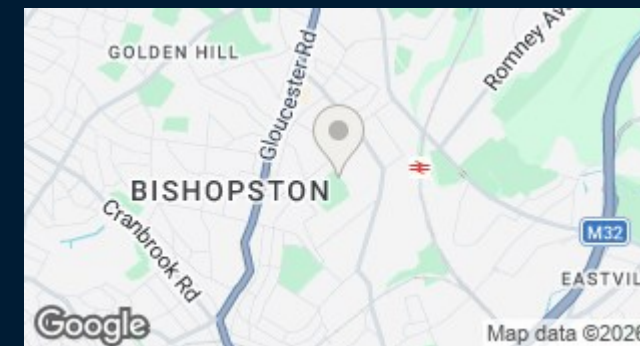
**EPC Rating:** B

**Local Authority:**

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
0117 949 9000  
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.