

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Hornbeam Close, Bradley Stoke, Bristol
Offers In Excess Of £200,000

2 bedroom flat for sale | Leasehold **SSTC**

The Property-

Offered to the market chain free, this spacious and well-presented two-bedroom ground-floor apartment is an ideal purchase for first-time buyers, downsizers or investors seeking a home in the ever-popular Bradley Stoke area. The property has been thoughtfully designed to maximise both space and natural light, with a practical layout that is ready to move straight into.

The heart of the home is the impressive open-plan lounge/dining room with adjoining fitted kitchen, creating a sociable living space ideal for both everyday living and entertaining. Large doors open directly onto a private sun terrace, allowing plenty of natural light to flood the room while providing a seamless connection to the outside space.

Both bedrooms are comfortable double rooms and benefit from built-in wardrobes, providing excellent storage. The principal bedroom enjoys the added luxury of a modern en-suite shower room, while the second bedroom is served by a well-appointed family bathroom comprising a bath with shower over, wash hand basin and WC. Further storage cupboards are located off the entrance hall, enhancing the practicality of the apartment.

The property further benefits from gas central heating, double glazing throughout, an allocated parking space, and is offered to the market with no onward chain, making it an attractive proposition for buyers looking for a straightforward purchase.

Outside-

The apartment boasts a private sun terrace, providing a pleasant outdoor seating area that's perfect for enjoying a morning coffee, alfresco dining or simply relaxing during the warmer months. The development itself is well maintained with attractive communal grounds, while the property also benefits from an allocated parking space, ensuring convenient off-road parking for residents and visitors.

Location-

Hornbeam Close is tucked away within a quiet residential development in the highly sought-after Bradley Stoke area, renowned for its excellent amenities and superb transport links. Within easy reach are a range of supermarkets, local shops, cafés, restaurants, leisure facilities and healthcare services, catering for all day-to-day needs.

The area is particularly popular with commuters thanks to its excellent access to the M4, M5 and M32 motorway networks, while Bristol Parkway railway station is just a short drive away, offering regular direct services to Bristol Temple Meads, London Paddington and beyond. Bradley Stoke also benefits from a selection of well-regarded schools, numerous parks and open green spaces, as well as nearby nature reserves and walking routes, making it an excellent location for professionals, couples and families alike.

Council Tax Band: B
Tenure: Leasehold (106 years)
Ground Rent: £185.38 per year
Service Charge: £2,081.78 per year

Entrance hall

Bedroom 1
16'8 x 15'0 (5.1m x 4.6m)

En-suite
8'4 x 5'7 (2.5m x 1.7m)

Bedroom 2
11'8 x 9'11 (3.6m x 3.0m)

Bathroom
9'6 x 6'7 (2.9m x 2.0m)

Lounge/diner
21'5 x 18'4 (6.5m x 5.6m)

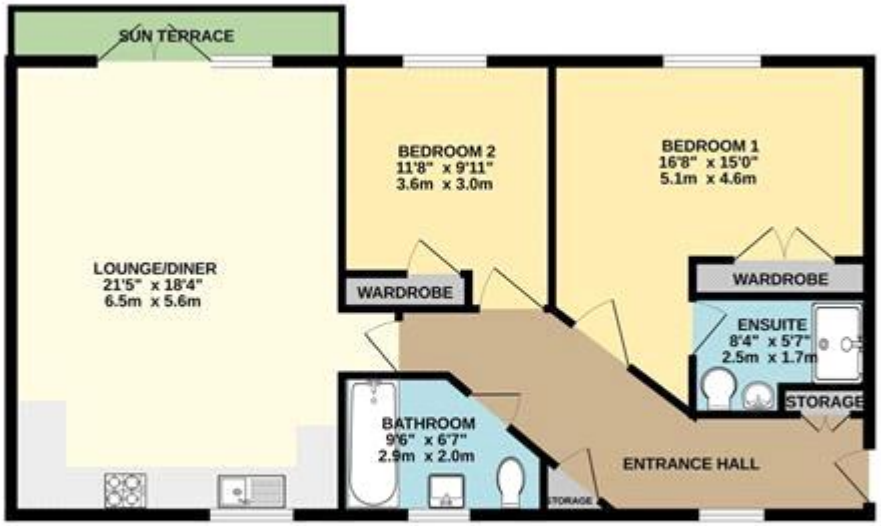






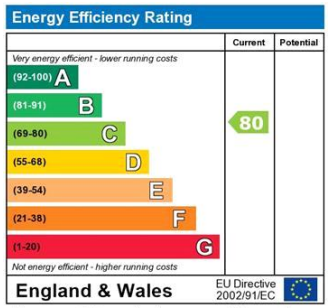

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GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689sq.ft. (64.0 sq.m.) approx.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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