CJ HOLE
est. 1867

1 Alexander Drive, Bristol, BS10 7GY

Guide Price: £270,000

Offered to the market with no onward chain, this spacious and bright two-bedroom ground floor apartment provides well-proportioned accommodation and is ideally suited to a range of buyers, including first-time purchasers, professionals and investors.

- Council Tax Band: C
- Leasehold
- EPC: B
- Two double bedrooms
- Ground floor apartment
- Open-plan kitchen/dining area
- En-suite to principal bedroom
- Private balcony and allocated parking
- Allocated EV charger
- Communal bike shed and bin store
- No onward chain

Leasehold Information –
Length of Lease: 999 years from 01.08.2023
Lease Remaining: 996 years
Ground Rent: N/A
Management Charge: £912.49
Management Company: Trinity Estates

The property is accessed via a communal entrance with either a key or electronic door-entry system, leading into the communal hallway. A private entrance door then opens into the apartment, where you are welcomed by a generous zig-zag style hallway. The hallway benefits from two useful storage cupboards and a front-facing window, while attractive LVT flooring continues through into the main living accommodation.

At the heart of the property is the impressive open-plan kitchen ,lounge and dining area, creating a bright and sociable space for both everyday living and entertaining. The room benefits from a window to the side and a door leading out onto a private balcony overlooking the front of the development, allowing plenty of natural light into the space

The fitted kitchen comprises a range of matching off-white wall and base units, complementary work surfaces, an induction hob, electric oven and canopy extractor with brushed metal splashback. There is also space and plumbing for both a washing machine and dishwasher, together with a stainless-steel sink and monobloc mixer tap, as well as an integrated fridge freezer.

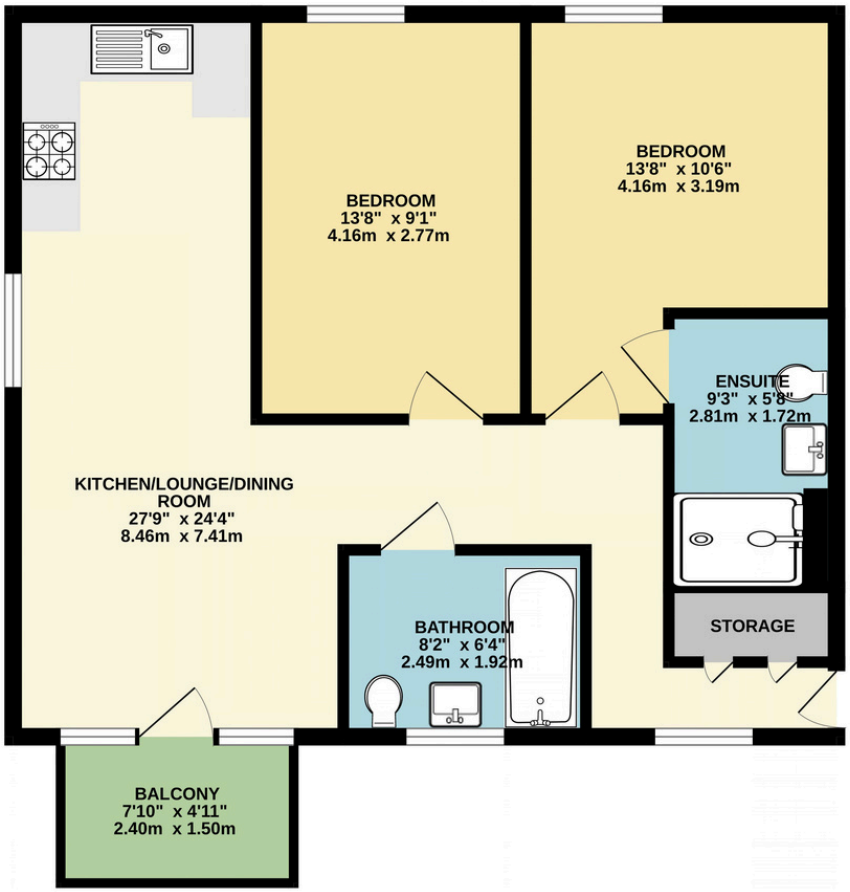
There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The en-suite comprises a three-piece white suite including a double-length shower with mains-fed mixer shower, low-level WC with concealed cistern and wash hand basin.

Completing the accommodation is the family bathroom, fitted with a matching three-piece white suite comprising bath with electric shower over, wash hand basin and low-level WC. The room benefits from partial wall and floor tiling and a chrome ladder-style heated towel rail.

Externally, the property benefits from two allocated off-street parking spaces, access to an allocated EV charger and a communal bike shed and bin store.

Overall, this is a spacious and well-presented ground floor apartment offering excellent accommodation, useful storage, private outdoor space and allocated parking. Early viewing is highly recommended.

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

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