

CJ HOLE
est. 1867

Flat 13, Glenavon Court,
Glenavon Park, Bristol, BS9 1RH

Guide Price: £350,000

A well-presented second-floor two-bedroom apartment with dual-aspect living room, far-reaching views towards Sneyd Park and allocated parking as well as lift access, offered with no onward chain.

- Council Tax Band: E
- Leasehold
- EPC: D
- Two-bedroom second-floor apartment
- Lift access
- No onward chain
- Dual-aspect living room with views towards Sneyd Park
- Principal bedroom with bay window, built in wardrobes and en suite
- Second double bedroom with built-in storage
- Excellent storage throughout, including a cupboard housing the water tank
- Kitchen with built-in appliances and electric hob
- Communal parking available

Lease term: 999 years from 4th January 1990
Lease remaining: 961 years
Management charge: £2544 per annum
Management company: Hinton Mcdade residential and estate management





Offered to the market with no onward chain, this well-presented two-bedroom second-floor apartment occupies a pleasant position on Glenavon Park in Stoke Bishop. The accommodation is arranged around a central hallway and benefits from a dual-aspect living room with open outlooks, an en suite to the principal bedroom, and parking.



The front door opens into the hallway, from which a corridor leads through the apartment. The first door on the left gives access to a useful storage cupboard housing the water tank. Next on the left is the family bathroom, fitted with a bath, WC and wash basin, and with a frosted glass window that allows natural light to enter while maintaining privacy.

Further along on the left is the kitchen, which has a window to the side of the building and a good amount of worktop space. It is fitted with built-in appliances and an electric hob.

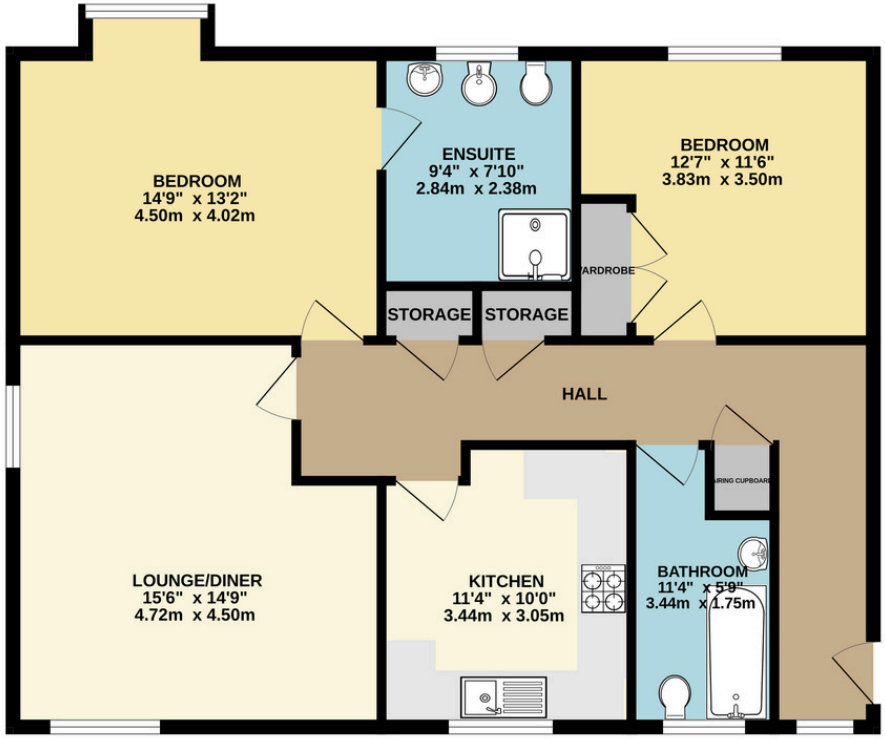
At the end of the hallway, beyond the kitchen, the living room enjoys a dual aspect and views towards Sneyd Park and the land belonging to the building. It is a bright, open room that makes the most of its elevated position on the second floor.



Opposite the bathroom, the second bedroom is a very good-sized double with a window overlooking Glenavon Park and a generous amount of built-in storage. Beyond it, a further doorway leads to a useful storage area, and there is an additional storage cupboard nearby, providing practical space that is often hard to find in apartments of this type.

At the far end of the hallway, the principal bedroom is a well-proportioned room with a bay window looking out over Glenavon Park. Built-in storage cupboards sit within the corner, and a door leads to the en suite, which comprises a large shower, wash basin, WC and bidet, together with a frosted glass window offering natural light and privacy.

GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

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