



urbanlighthouse
INDEPENDENT ESTATE AGENT

Paxton Drive,
Bower Ashton,
Bristol,
BS3 2BN

Offers over
£250,000

Communal Hall
with staircase and lift

L-shaped Entrance Hall
with fitted cupboards

Lounge/Diner/Kitchen
10'11 x 23'4
3.33 x 7.12m

Bedroom 1
11'2 x 10'11
3.4 x 3.32m

En Suite Shower Room
7'2 max x 4'9 max
1.8 x 1.5m max

Bedroom 2
9'7 x 12'6
2.92 x 3.81m

Bathroom
7' x 6'5
2.13 x 1.96m

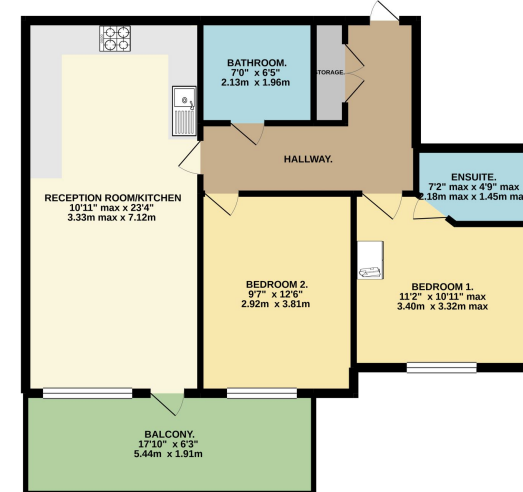
Balcony
17'10 x 6'3
5.44 x 1.91m

Allocated off street parking space

Lease details
Remainder of 125 yrs
In 2020 the management charge is £1540/ anum, with an additional ground rent of £250 (so £1790 in total)



SECOND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan and measurements, the agent does not warrant the accuracy of the floor plan and measurements. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.

A well proportioned 2 double bedroom second floor apartment occupying a convenient location for both walking/cycling around the city and car access out of the city. With very pleasant views to the rear towards Clifton, Ashton Court and the iconic Clifton Suspension Bridge, and generous balcony. The flat has a roomy feel throughout with an open plan lounge/diner/kitchen, l-shaped entrance hall, accessed via a lift, 2 double bedrooms, one with en suite, additional bathroom. Off street parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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	78	78

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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			
England & Wales	EU Directive 2002/91/EC	80	80

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/harbourside.html>