



## Paxton Drive, , , BS3 2BF

- First Floor apartment
- Popular Development
- Ensuite Bathroom
- Close To Central Bristol
- Allocated Parking Space
- Spacious Living Area
- Modern Kitchen
- Near Access Links

**£270,000**





# Paxton Drive, , , BS3 2BF

## DESCRIPTION

Hunters are thrilled to present for sale this stunning two bedroom, two bathroom apartment in the popular Paxton Drive development on the edge of Bower Ashton. Offered in a well presented condition throughout, it is sure to prove ideal for anyone looking for a superb apartment in a prime location.

Internally, there is a communal hallway which leads via stair access to the apartment. Upon entering there are two functional storage cupboards and a corridor leading to the large kitchen/living room, which offers a modern kitchen and ample natural light due to the floor to ceiling windows. There are two double bedrooms, both of which fit double beds, the largest of which affords an ensuite shower room. The bathroom sits off the hallway and offers a three-piece suite. Externally, there is access to the communal bike store and an allocated parking space.

Paxton Drive is a tucked away location which is close to Bristol city centre. The development is predominantly popular with first-time buyers and down-sizers alike. The property offers easy access to North Street's restaurants and retail shops, and is just over a mile from Wapping Wharf. Greville Smyth Park and the scenic Ashton Court estate offer close proximity to green spaces.

TENURE-  
Leasehold

LEASE INFORMATION-  
Lease term - 111 years remaining 125 year lease from 2011  
Service Charge - £2,570.00 per annum  
Ground Rent - £250.00 per annum

COUNCIL TAX BAND-  
B

EPC Band C - Please see below full EPC link;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/2969-5265-5419-4192-5181>

kitchen/ living room  
22'11" x 13'5"

bedroom one  
16'0" x 10'5"

bedroom two  
11'9" x 9'6"

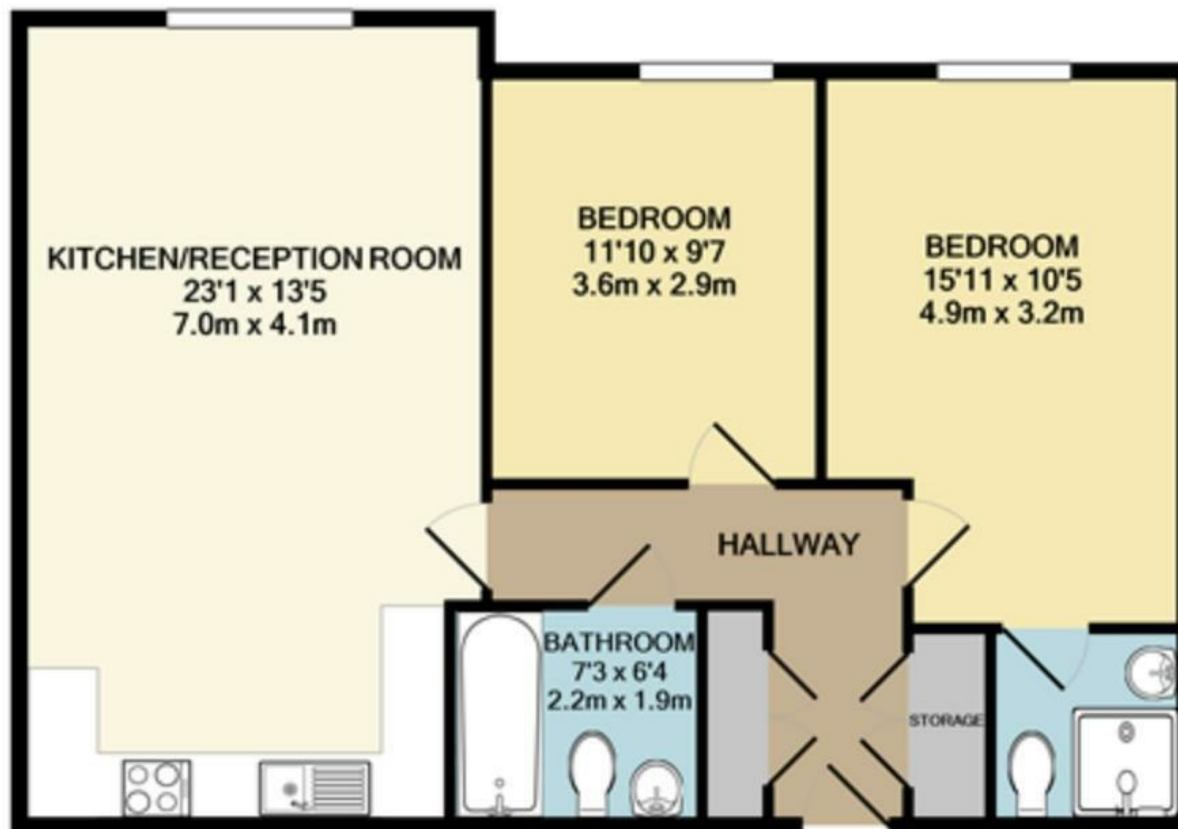
bathroom  
7'2" x 6'2"











TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.9 SQ.M.)  
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### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.