



ASKING PRICE

**£275,000**

**Flatts Close**

Stoke Gifford, BS34 8DD



## PROPERTY SUMMARY

This beautiful two bedroom top floor apartment offers fantastic accommodation throughout. The property offers two good sized double bedrooms, including a principal with its own en-suite and built in wardrobes, plus a modern main bathroom.

The open plan kitchen, dining and living area is bright and airy with dual aspect windows and integrated appliances, perfect for everyday living and entertaining. There is also a balcony access from the living room. There's loads of built in storage throughout with a good sized utility cupboard in the hallway. Outside there is an allocated parking space, visitors parking, plus a bike store and bin store.

### Leasehold Info

Remainder of a 999 year lease (Began in 2023)

The property has no ground rent.

The service charge for 2024/25 was approximately £135pcm.

NHBC Warranty until 2033

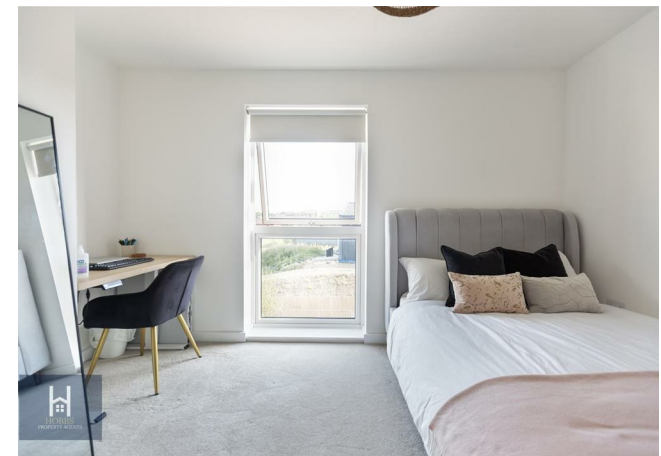
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2



1



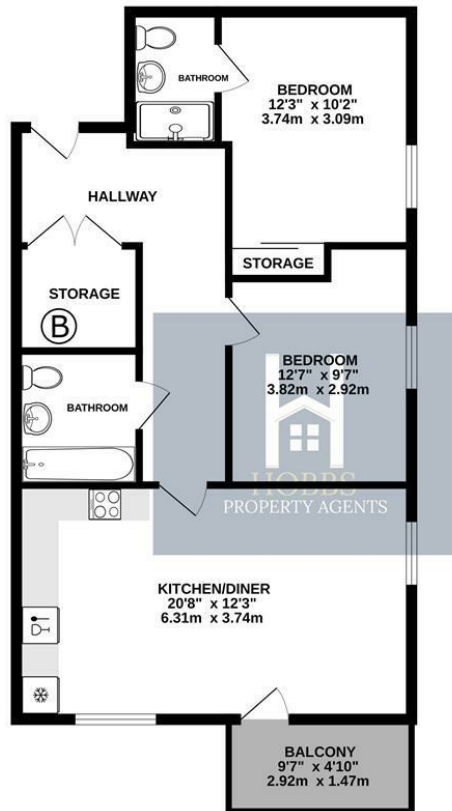








GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

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>	<b>71</b>	<b>71</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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk