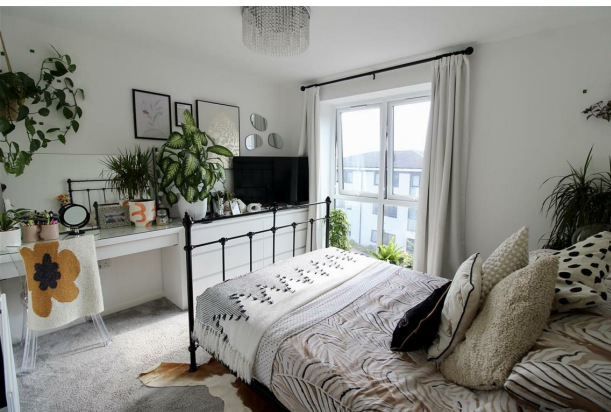


Chessel Drive, Patchway, Bristol, BS34 5UZ  
£122,500



Chessel Drive, Patchway, Bristol, BS34 5UZ

£122,500

Council Tax Band: B

We are pleased to present this purpose built two bedroom first floor flat in Patchway. Perfect for first time buyers, couples and professionals. Being offered on a 50% shared ownership basis, with the opportunity to staircase to full (100%) ownership.

The living area is well designed with dual aspect windows and a balcony. There are two double bedrooms, one with an en-suite shower room and a main bathroom. The hall has three separate fitted storage units. The flat has a designated parking space and there are secure cycle storage areas.

This property is close to The Mall, Cribbs Causeway and all the shops and restaurants within. Easy access to the motorway network with bus routes into Bristol City centre nearby.

#### Hall

Three large storage units. Laminate flooring. Video/phone door intercom. Radiator

#### Living Area

15'4" x 14'2" (4.69 x 4.33)

Wall and floor mounted storage units. Lots of work surface space. Space for a fridge/freezer. Stainless steel sink and drainer. Stainless steel cooker hood. Induction hob. Electric oven. Extractor fan. Space for a washing machine. Radiator. TV Point. uPVC double glazed windows and door to balcony.

#### Balcony

A really lovely spot to sit with a coffee and watch the world go by.

#### Bedroom 1

13'8" (max) x 320 (4.17m (max) x 97.54m)

uPVC double glazed windows. Radiator.

#### En Suite

Large shower cubicle. Low level WC. Basin. Tile walls. Ladder style radiator. Extractor fan.

#### Bedroom 2

10'4" x 9'4" (3.17 x 2.87)

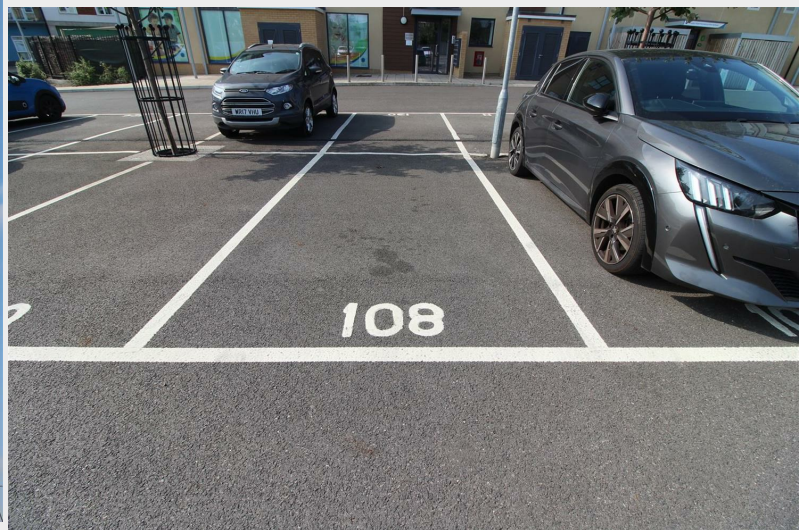
uPVC double glazed windows. Radiator. Fitted wardrobes.

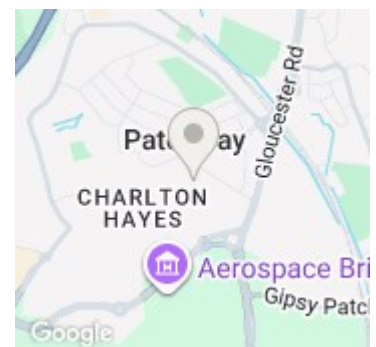
#### Bathroom

Panel bath. Basin. Low level WC. Extractor fan. Part tile walls.

#### Off Street Parking

Allocated car parking space.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(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 