



The Dials Runway Avenue, Patchway BRISTOL BS34 4AJ

welcome to

The Dials Runway Avenue, Patchway BRISTOL

This rare offering within this flagship building offers a private walk-out terrace garden. The spacious studio includes a very generous bathroom, luxury kitchen, attractive living space and plenty of additional storage. Whether for residential use or investment...we encourage questions and viewings

The Dials At Brabazon

Entrance And Communal Areas

The point of entrance to this handsome building is striking and occupies a very prominent site position. Modern glazed doors with video entry leads into an equally impressive foyer including stairs and lifts to all levels. All communal areas are presented to a very high standard which is made all the more impressive given the glorious light.

Private Front Door

A modern door leads inwards to this superb apartment.

Entrance Hallway Space

Upon entry you are met by a spacious hallway adorned with hardwood flooring that leads seamlessly into the main living space. This light and bright property offers garden views immediately which bolsters the premium feel and rare nature of the private garden. The bedroom space is offered immediately to the right and two large storage spaces beyond the sliding door on the left and further cupboard.

Bedroom Area

12' 6" max x 6' 11" max (3.81m max x 2.11m max)

The bedroom space comfortably accommodates a double bed and additional furniture. All is finished in brilliant white for a wholly contemporary feel. Space for additional furniture.

Main Living Space

15' 2" max x 9' 6" max (4.62m max x 2.90m max)

The main living space perfectly combines a work from home space, kitchen and lounging area. The engineered wooden floor continues adding to the unified feel and the private and communal garden views make it feel very special.

Kitchen Area

The stylish kitchen is located off to the side from the main living space. The contemporary units in gloss white offer huge convenience, lots of storage and include high grade branded integrated appliances throughout. The room is totality are adorned with ceiling spot light which compliment the glorious natural light.

Bathroom

7' 10" max x 5' max (2.39m max x 1.52m max)

The super sleek and stylish kitchen is presented to the very highest standard with spot lights, wall and floor tiles plus heated chrome towel rail. There is an oversized walk-in shower, 'floating basin' and integrated WC.

Storage

Here we find a very spacious double cupboards with sliding doors and further space with regular door. Beyond storage, these also contain white goods options.

Terrace / Garden

Spacious paved private garden/terrace finished with oversized tiles and planter boundary. Beyond here are the landscaped communal gardens.

External

Communal Gardens

Landscaped and presented extremely well. The space offers a Mediterranean style feel.

Parking

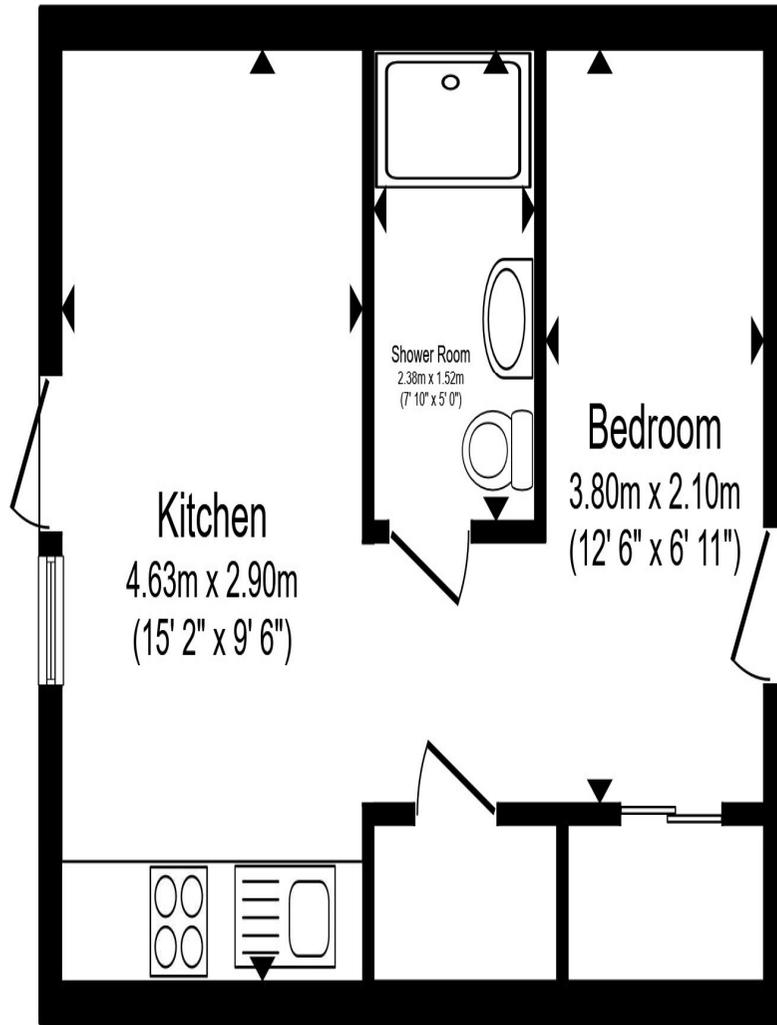
Undercroft parking within the building.

Agents Notes

We have been advised that the lease length is 250

from new and there is a service charge of £1190.51 p/a.

We recommend that all legal and financial information is checked independently.



Total floor area 31.7 m² (341 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

The Dials Runway Avenue,

Patchway BRISTOL

- Premium One Bed/Studio Apartment in The Brabazon Development
- Flagship Building with Gymnasium Within This Highly Desirable Site
- Rare Offering with 'Walk-Out' Terrace Garden
- Finished to The Highest Standard with Hardwood Flooring and Quality Fittings
- Generous Bathroom with Oversized Walk-In Shower

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1190.51

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 05 Oct 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£215,000



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Property Ref:
STG110067 - 0002

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