



5 Hiscox Way, Bristol, , BS34 8BX



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# 5 Hiscox Way, Stoke Gifford, Bristol, BS34 8BX

£235,000

Introducing a charming first floor, one bedroom apartment, now available for sale for the first time since its construction in 2022.

This delightful residence boasts a private entrance and an internal stair flight, ensuring both privacy and accessibility.

This apartment offers the added convenience of one allocated off-street parking space, a coveted feature in urban living. Its excellent positioning provides easy access to transportation links and a wealth of local amenities, making daily errands a breeze.

Step inside to discover a well-presented interior that has been lovingly cared for. The main living area is bathed in natural light, creating a warm and inviting atmosphere. Don't miss this opportunity to own a comfortable and meticulously maintained apartment, perfectly suited for modern living.

Located in a vibrant suburban village located in South Gloucestershire, England. Situated just north of Bristol, it offers a blend of rural charm and urban convenience. The village is well-known for its proximity to major transportation routes, including the M4 and M5 motorways, making it a popular choice for commuters. Stoke Gifford boasts a range of amenities, including shops, schools, parks, and recreational facilities, catering to the needs of its residents. With its picturesque surroundings and easy access to nearby cities, Stoke Gifford provides an attractive setting for both families and professionals alike.

- A fantastic example of a one bedroom, first floor, leasehold apartment
- Sold for the first time since constructed in 2022
- Added benefit of one allocated off street parking space
- A private entrance and internal stair flight
- Excellent positioning, with reach of transport links and local amenities
- Well presented and cared for, with a light and bright main living area offering pleasant outlook beyond
- EPC rating B4, Council tax band A





# Accommodation

## Entrance

On approach to the property there are slab patio steps rising up to a composite double glazed entrance door into entrance hallway area.

## Hallway

Built in storage cupboard, housing consumer unit and electric meter, radiator and ceiling light.

## Stairs and Landing

Stairs rising to the first floor landing with doors to principal rooms, useful storage cupboard, radiator and ceiling light.

## Bathroom

Wood effect laminate vinyl tile flooring, low-level W/C, wash hand basin and pedestal, panelled bath with shower attachment and glass screen over, part tiled walls, heated towel rail, extractor fan and ceiling spotlights.

## Bedroom

A super double bedroom with dual aspect UPVC double glazed windows, offering pleasant outlooks through the neighbouring properties and over rooftops, a fitted work from home area with worktop, radiator and ceiling lights.

## Kitchen / Living / Dining Room

A light and bright, open plan kitchen living and dining area. The kitchen area offers a range of well presented wall and floor units with worktops and up stands over. An inset one and a half bowl stainless steel sink and drainer with swan neck mixer tap over, four burner gas hob, extraction hood and oven under. Space for fridge/freezer and integrated washing machine, ceiling spotlights with wood effect laminate vinyl tile flooring, various UPVC double glazed windows, two radiators and a ceiling light. Cupboard housing wall mounted gas fired boiler.

## Roof Space

The property also benefits from a private loft space.

## Parking

To the rear of the property is a communal car parking area providing one allocated off street parking space.

## Please Note

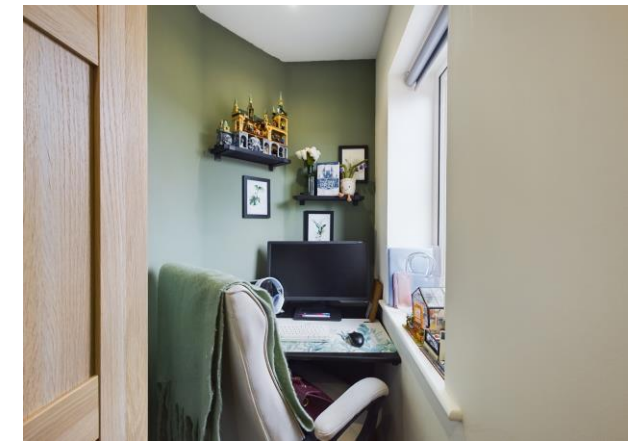
There's also the added benefit of a communal bin store and bike store.

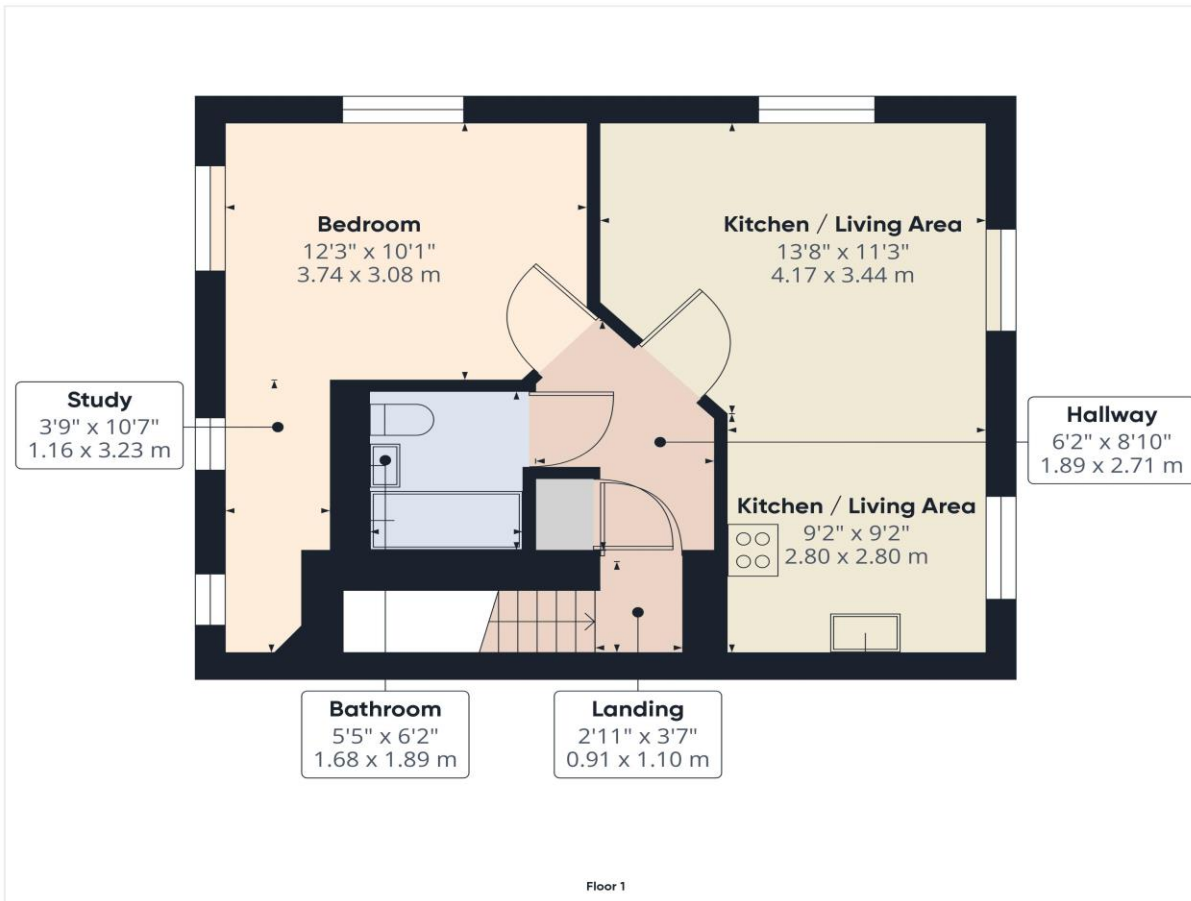
## Tenure

Leasehold £498.00 Annual Maintenance Charge 999 year lease from 2022

## Services

Mains drainage, gas and water.





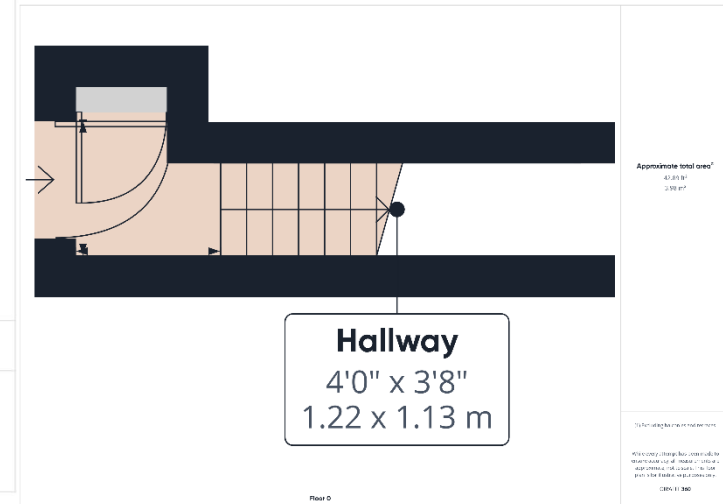
Approximate total area<sup>(1)</sup>  
486.83 ft<sup>2</sup>  
45.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID  
**PLAISTER**

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,  
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk