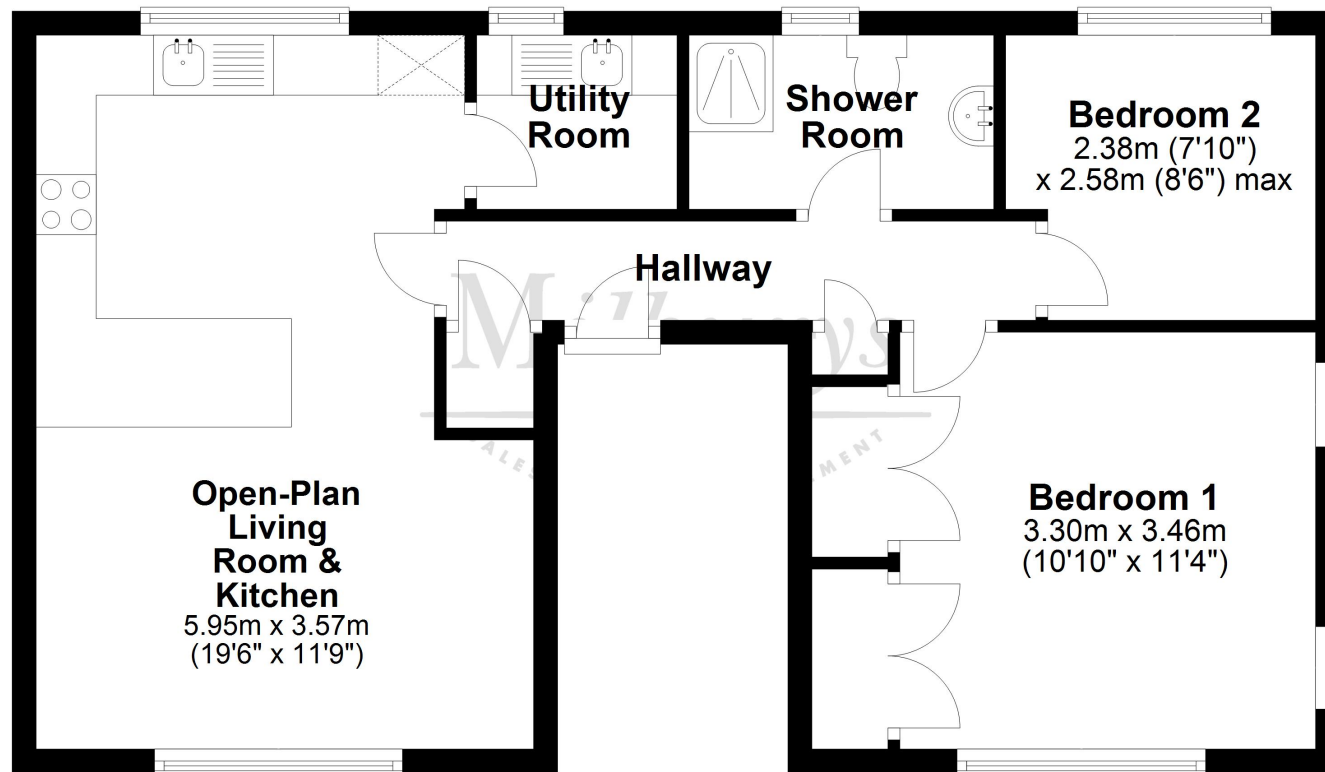




First Floor Apartment



For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



15 Bush Court, Alveston, South Gloucestershire BS35 3PT

A light and airy two-bedroom purpose-built apartment, with the added benefit of 2 allocated parking spaces. Situated on a popular small residential development in the heart of Alveston within walking distance of local amenities. Contemporary open-plan and dual-aspect living space with a smart fitted kitchen area, breakfast bar and a separate utility room. The main bedroom is also dual-aspect and has built-in wardrobes, plus additional storage cupboards in the hallway. Freshly refurbished, with new carpeting, new gas boiler 2024 - all ready to move in or rent out. No onward chain!

Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west. - ideal for commuters. It boasts a secondary school, www.marlwood.com and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher, a cafe and a post office, plus a public house and a hotel overlooking the cricket club. The market town and local centre of Thornbury is 1.3 miles to the north.

Property Highlights, Accommodation & Services

- Newly Refurbished First-Floor Apartment
- Contemporary Open-Plan Living Space
- Smart Fitted Kitchen Area With Breakfast Bar
- Two Bedrooms
- Separate Utility Room
- Secure Entry Phone System
- 2 Allocated Parking Spaces
- Leasehold With Share Of Freehold
- Convenient Village Schools And Shops
- AVAILABLE CHAIN FREE

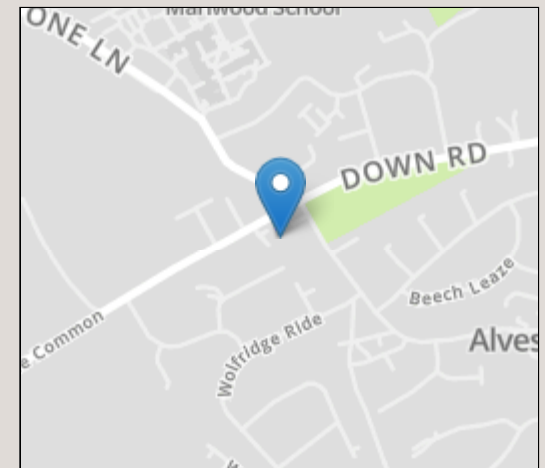
Directions

Travelling north on the A38, turn left immediately after St. Helen's Church into Greenhill Road. At the 'T' junction turn left into Down Road. Look out for Bush Court on the left-hand-side, just after the staggered crossroads.

Local Authority & Council Tax - South Gloucestershire - Tax Band A

Tenure - Leasehold Share of Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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