



Apartment 9, Crossman Residence

47 to 51 Broad Street,

Staple Hill, Bristol. BS16 5LS

- Available from February 2024
- Two bedrooms and bathroom
- Open plan living room with kitchenette

Weekdays: **01225 325857**

For Rent **£995 PCM**

- Double glazed with Gas CH & allocated parking
- Close to bustling local High Street
- Ideally placed for access to A4174 Bristol Link

Evenings and Weekends: **07528 853330**

New Apartments, Broad Street, Staple Hill, Bristol. BS16 5LS

Description

A well-presented two bedroom apartment on the second floor of this fine four storey building built in 2016 and situated on a thriving local high street on the western outskirts of Bristol. Ideal for a wide variety of potential purchasers from young first time buyers to seasoned buy to let investors the apartment is well proportioned, double glazed and comes with an elegant Italian-style bathroom and contemporary kitchen. Allocated parking space and space in a large communal Bicycle store. EPC – B and Band B Council Tax.

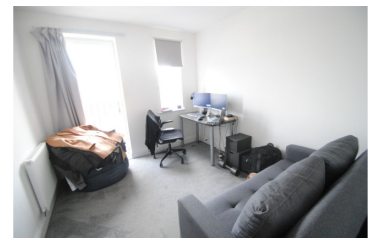
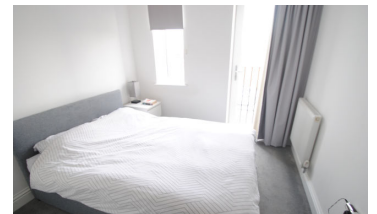
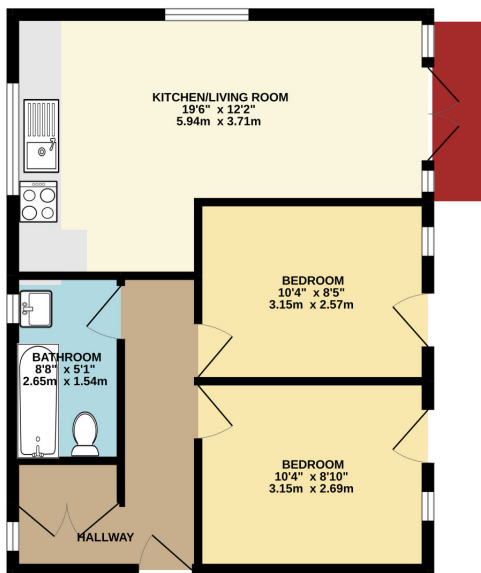
Location

Situated between Fishponds and Mangotsfield, Staple Hill is within 6 miles of Bristol city centre and under 5 miles of Bristol Parkway railway Station. Originally a hamlet on the edge of the Royal Hunting grounds surrounding 'The King's wood' Staple Hill thrived in the C18th and C19th as an area of coal mining, quarrying initially and more recently engineering (Staple Hill was the home of Wilson and Sons the makers of the 'Quasar' motorbike). Boasting two carnivals a year (The 'Christmas' and 'Summer on the Hill') Staple Hill has a thriving High Street (named Broad Street – because of the tramline that originally ran through it) with an independent butcher, baker, grocer and hardware shop as well as a local supermarket (Tesco). A wider selection of shopping is available in nearby Downend or at the Gallager Retail Park, Longwell Green off the A4174. There are two local primary schools within the local area (Staple Hill Primary and The Tynings) pupils moving onto either Downend or Mangotsfield Schools for secondary education. Further local amenities include the Page Park (with its sports pitches and elegant Edwardian Pavilion and clock tower) and the nearby Bath to Bristol railway cycle route which runs through the Staple Hill tunnel (accessing the city centre in about 20 minutes)

Directions

Leave Bath heading north on Lansdown Road, (keep left at the junction with Richmond Road) passing the Race Course on your left (after about a mile and a half). Follow the road for a further two miles past Tracy Park Golf Course on your right. At the T-junction (with the A420), turn left and proceed through Wick and out the other side towards Bridgegate. At the double roundabout follow signs to Warmley. Upon reaching the next roundabout take the 3rd exit onto the A4174. Proceed for ¾ mile and at the next roundabout take the 1st exit onto Station Rd Link taking the 2nd exit onto Station Rd itself at the next roundabout following it for about ½ mile and turning right onto Teewell Hill. At the end of the Road turn left into Broad St. The Apartments will be found on the right hand side.

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



9 CROSSMAN RESIDENCE, BROAD STREET, STAPLE HILL, BRISTOL, BS16 5LS

TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.

While 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 or omission in this document. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency. See EPC for details.
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