



6 WESLEYAN COURT BLACKHORSE ROAD,  
BRISTOL, BS15 8DZ

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GOODMAN  
& LILLEY



THIS STUNNING GROUND FLOOR FLAT IS SITUATED WITHIN A BEAUTIFUL CONVERTED PERIOD BUILDING OFFERING A PERFECT BLEND OF CLASSIC ARCHITECTURAL FEATURES AND MODERN LIVING. NO ONWARD CHAIN.

### Summary

Located in close proximity to the attractions of Kingswood High Street, this beautiful two bedroom ground floor flat set in a converted grade 2 listed building offers a perfect blend of comfort and convenience. The property provides ample space for modern living with no onward chain.

The property also boasts the added benefit of parking for one vehicle, a valuable feature. The location offers easy access to local amenities, schools, and transport links, making it an excellent choice for first time buyers, professionals and downsizers alike.

This charming home presents a wonderful opportunity for those seeking a comfortable living space. Whether you are looking to buy or or invest in the rental market, this property is sure to impress, don't miss the chance to make this lovely house your new home.

### Location

Situated within a minutes walk of the vibrant and convenient Kingswood High Street, with its plethora of cafes, shops and regular transport links around the city, this historic converted building is set back from the road for privacy and peace.

### Entrance and hallway

Private and secluded entrance with spacious and inviting central hallway. Doors leading to bathroom, both bedrooms, and open plan kitchen and living area. Spacious cupboards provide essential and practical storage.

### Kitchen

Stylish and modern kitchen, with wall and floor units, which include a breakfast bar, inbuilt cooker and hobs, sink unit and dishwasher. Space for washing machine and fridge freezer. Easy to maintain and on trend wood effect laminate flooring.

### Lounge/Dining Room

A large, bright and neutrally styled, carpeted space with dual aspect double glazed windows.

### Master Bedroom

Tranquil and generous space with double glazed window.

### Bedroom 2

A good sized second bedroom, with enough space for a double bed. Double glazed window.

### Bathroom

Sizeable and fully equipped bathroom with sink, w/c and bath, featuring overhead shower and shower screen,

### Outside space

Allocated parking for the property. Well maintained grounds and courtyard area for residents, located directly outside of the entrance door.

### Additional Information

- 999 year lease
- £110 per month management fee charges
- £189 per year ground rent
- Council Tax band B

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- Beautiful Two Bed Property
  - Allocated Parking
  - Turn Key Property
  - Character Building
  - Close To High Street And Amenities
  - End Of Chain



GUIDE PRICE £235,000



## Ground Floor



Total area: approx. 56.3 sq. metres (605.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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