



52 Siston Park

Kingswood, Bristol, BS15 4NP

£165,000



Set just off Siston Common, this wonderful Ground Floor Apartment. Quietly tucked away this apartment is a real find, ideal for the first time buyer! The property briefly comprises of a generous lounge, a modern kitchen/diner, a double bedroom and a modern fitted bathroom. Further benefits include communal gardens. We would highly recommend viewing this superb flat.



Communal Entrance Hall To...

Front Door To Ground Floor Apartment

Entrance Hall
Large storage cupboard, and further cupboard housing gas boiler (Fitted in November 2023).

Storage Cupboard
Double Glazed window to front aspect, good size storage space ideal for vacuum & ironing board or for additional food storage.

Lounge/Dining Room 13'3" x 11'9" (4.04 x 3.60)
Double glazed window to rear aspect, radiator, power points, TV pt.

Fitted Kitchen/Breakfast Room 8'9" x 8'8" (2.68 x 2.65)
Fitted kitchen with base and wall units, power points, plumbing for washing machine, built in oven with 4 ring hob above, extractor fan and light above hob, good size pantry, double glazed window to front aspect, sink unit, radiator, space for under counter fridge, space for breakfast table.

Master Bedroom 13'2" x 9'8" (4.03 x 2.95)
Good size bedroom with double glazed window to rear aspect, radiator, power points.

Fitted Shower Room 6'11" x 5'4" (2.11 x 1.65)
Fitted shower room with large shower cubicle with electric shower, double glazed opaque window to front aspect, radiator, WC, wash hand basin with double cupboard under, tiled splash backs.

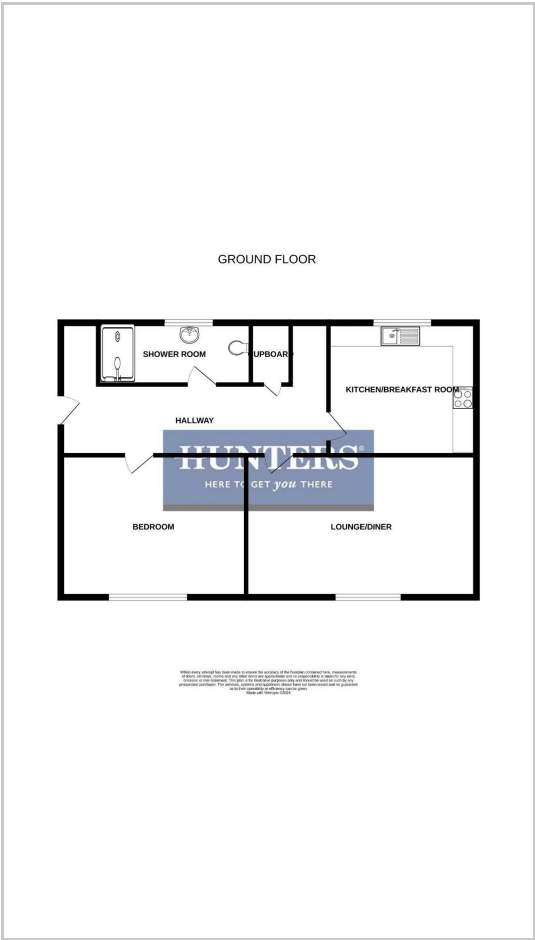
Communal Gardens & Drying Area
See Photographs.

Additional Notes For The Viewer
Very reasonable Service Charges (As of Feb 2024 £72.33 Per month - £868 PA & Ground Rent Charge £10 PA)
Gas Boiler Fitted Nov 2023
Double Glazed Windows Fitted 2020/21
Water is NOT metered
A garage could be rented from the landlord if there are any available - see vendors agents on this.

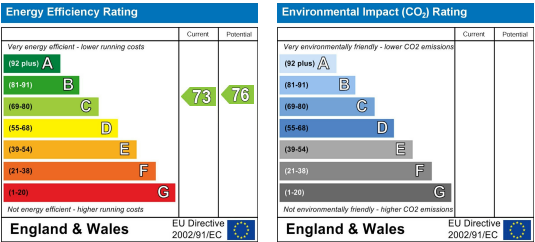
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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