

HUNTERS[®]

HERE TO GET *you* THERE



Kingsway

St. George, Bristol, BS5 8NT

Asking Price £225,000



Hunters Estate Agents - Fishponds office are delighted to offer this 2-bedroom first floor flat within a superior development, having secure gated parking to the rear and spacious well-proportioned accommodation suited to first-time buyers, professionals and buy to let investors. This spacious home which features an ensuite shower room to the master bedroom alongside a separate shower room provides open plan accommodation to the rear with a generous lounge/dining room opening onto a feature balcony with fitted kitchen alongside. Offered with no chain. This rare home represents an ideal opportunity for a range of buyers. Located within close proximity of good shops and services alongside public transport. Hunters Estate Agents are anticipating strong interest for this home. Hunters Exclusive - recommended viewing.



ENTRANCE

Communal entrance door into communal hall, stairs and landing leading to the first floor.

FIRST FLOOR

Private entrance into Flat 3.

HALL

Entry phone handset and electric meters.

LOUNGE/DINING ROOM 15'1" x 10'6" (4.60m x 3.22m)

Radiator and UPVC double glazed French doors onto the Balcony. Wide opening from lounge/dining room into...

KITCHEN 10'5" x 8'6" (3.18m x 2.61m)

Fitted with a modern range of timber grain effect wall, floor and drawer storage cupboards to incorporate a built in oven, inset gas hob and extractor above, attractive splash back tiling, rolled edged working surfaces, single drainer stainless steel sink unit, space for washing machine & upright fridge/freezer, radiator, newly installed wall mounted Vaillant combination gas fired boiler for domestic hot water & central heating and vinyl floor covering.

BEDROOM ONE 11'8" x 10'7" (3.57m x 3.23m)

Maximum overall at the widest point. UPVC double glazed window to front and a radiator. Door into...

EN-SUITE SHOWER ROOM 7'0" x 4'5" (2.15m x 1.37m)

White suite of low level WC, pedestal wash basin, independent cubicle with a built in thermostatically controlled shower, concealed ceiling spotlights, extractor fan, radiator and vinyl floor covering.

BEDROOM TWO 8'5" x 7'3" (2.59m x 2.22m)

UPVC double glazed window to front and a radiator.

SHOWER ROOM 6'0" x 5'1" (1.83m x 1.55m)

White suite of low level WC, pedestal wash basin, independent cubicle with a built in thermostatically controlled shower, vinyl floor covering, splash back tiling, extractor fan, ceiling spotlights and a radiator.

EXTERIOR

BALCONY 10'7" x 3'11" (3.24m x 1.21m)

Eastward facing with timber decked surface and balustrade.

COMMUNAL GARDEN

Located to the front of the property is the communal garden.

OFF-STREET PARKING

The property benefits from a specific parking space to the rear of the development accessed via twin gates.

TENURE / MANAGEMENT COMPANY

Understood to be the remainder of a 999 year lease. There is a monthly service charge payable to Landsdowne View Management Ltd of £50 per month. Each of the individual flat owners are also designated directors of the management company.

COUNCIL TAX BAND

The Council Tax Band is B

AML (anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

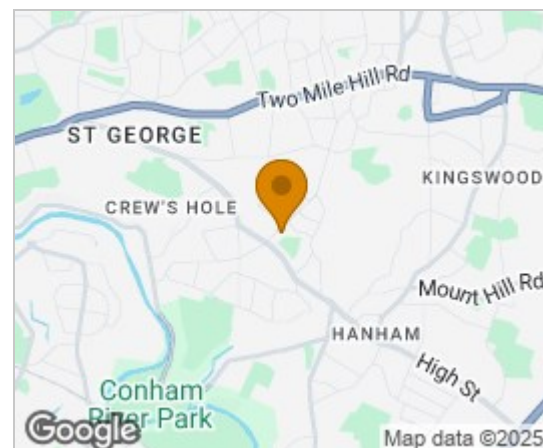
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

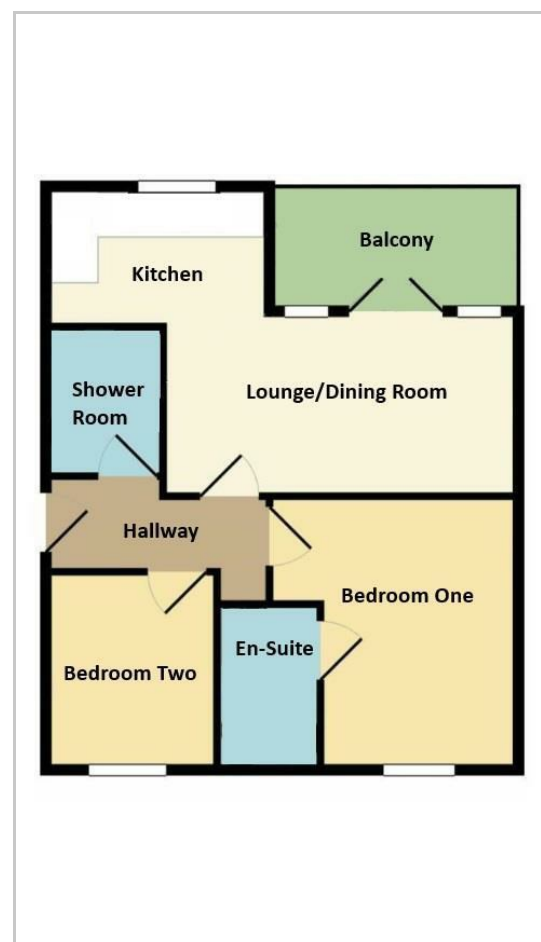
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Area Map



Floor Plans



Energy Efficiency Graph

