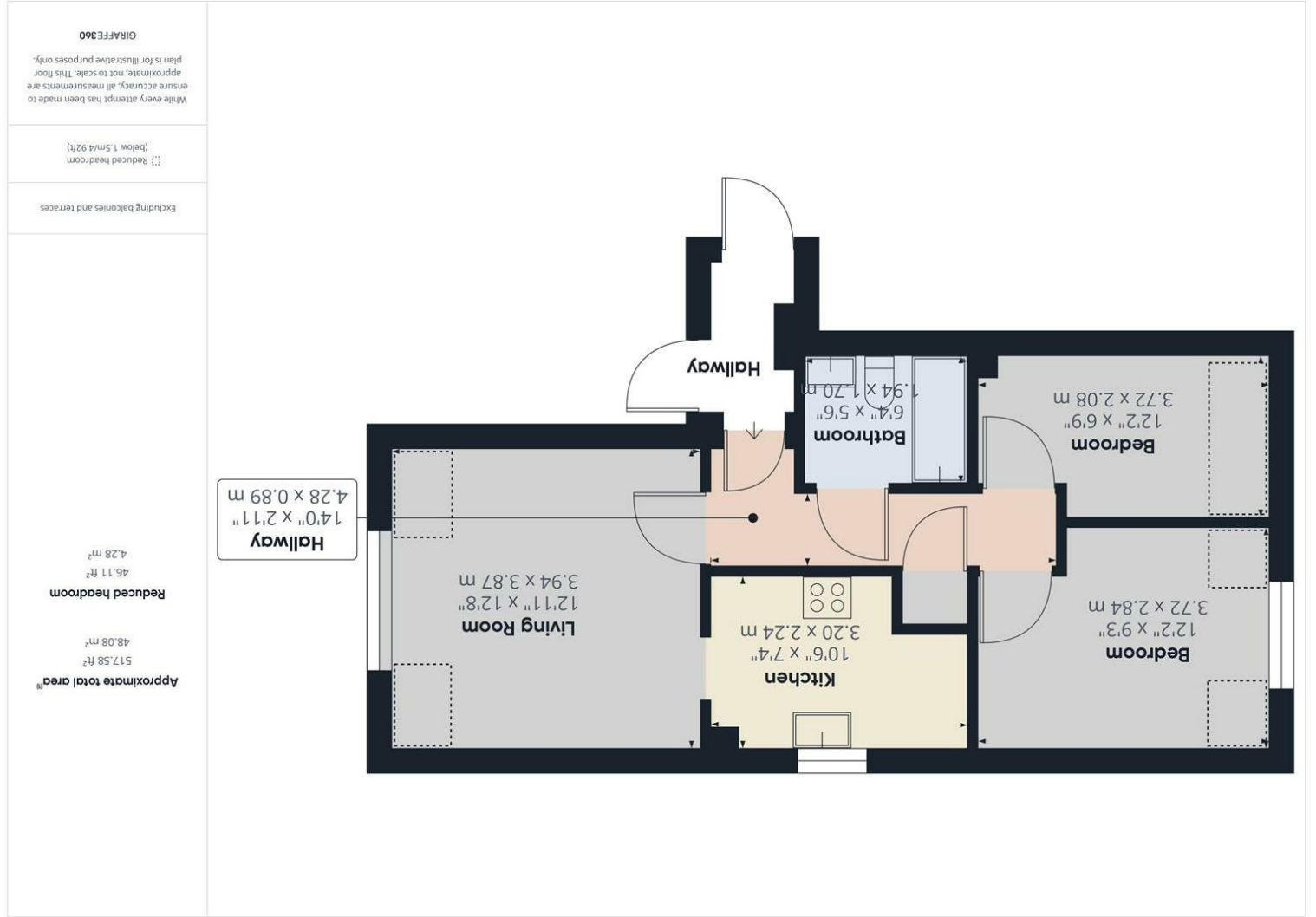


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Hallway
 14'0" x 2'11" (4.28 x 0.89)
 Lounge
 10'5" x 7'4" (3.20 x 2.24)
 Kitchen
 12'2" x 9'3" (3.72 x 2.84)
 Bedroom
 12'2" x 6'9" (3.72 x 2.08)
 Bedroom
 6'4" x 5'6" (1.94 x 1.70)
 Leasehold - 125 years from 31 July 2003
 Management charge £1388.64 per annum
 Ground Rent £175 per annum - increasing to £300 at



- Lounge with modern kitchen
- Two Bedrooms
- Modern bathroom
- Allocated parking
- Gas central heating
- Close to local amenities
- No onward chain

12 Linden Court Clarence Road, Kingswood, Bristol, BS15 1PB
£180,000 Leasehold

PROPERTY TYPE Flat
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND B



Extremely well presented two bedroom upper floor apartment, popular convenient modern location, lounge with modern kitchen, two bedrooms, modern bathroom, allocated parking, gas central heating. Viewing advised



the location

Set close to good local amenities, there is a frequent bus route into Bristol city centre at the end of the road, the comprehensive facilities of Kingswood are a short drive away, St George park and Church Road, with it's range of independent shops are also a short distance.



Offered for sale with no onward chain!

just a thought...

If you haven't considered this area before think again! Excellent value for money, surprisingly close to a range of good local facilities and Bristol city centre, plus parking, What's not to love!