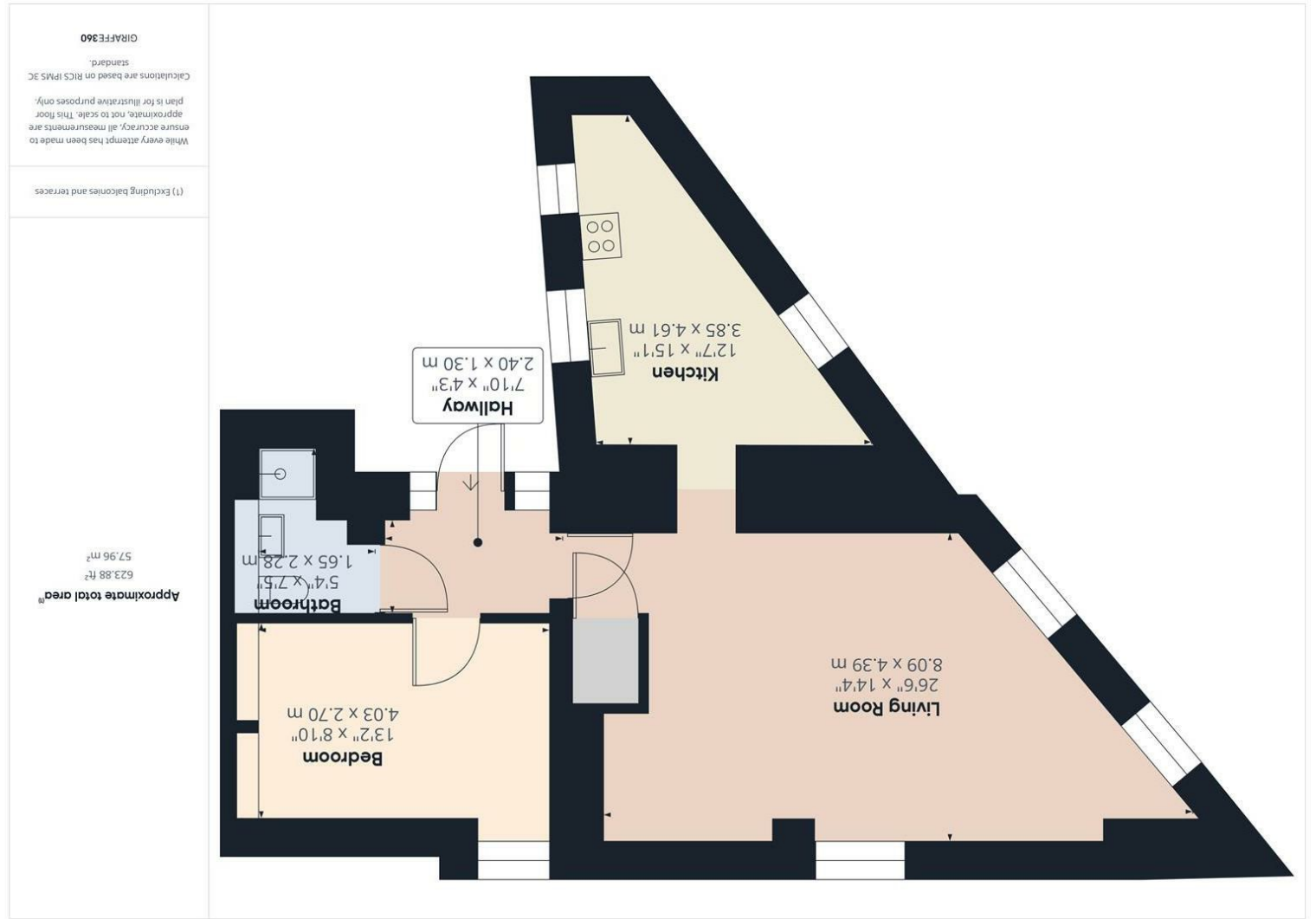


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.



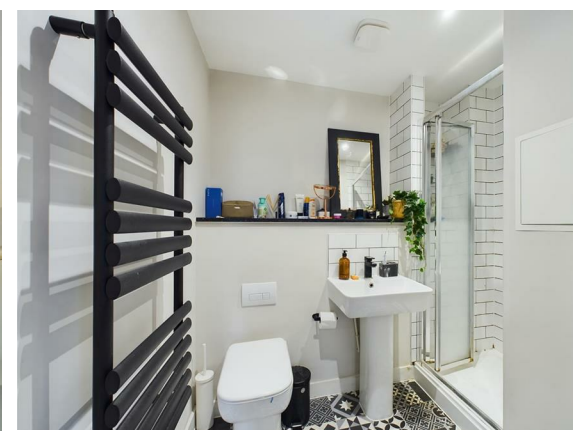
Hallway 7'10" x 4'3" (2.40m x 1.30m)  
 Living Room/Dining Room 26'6" x 14'4" (8.09m x 4.39m)  
 Kitchen 12'7" x 15'1" (3.85m x 4.61m)  
 Bedroom 13'2" x 8'10" (4.03m x 2.70m)  
 Shower Room 5'4" x 7'5" (1.65m x 2.28m)  
 Ground Rent - £165 per annum  
 Service charge - £1464 per annum  
 Lease 150 years from 1.12.2021



- Fabulous ground floor flat
- Larger than average lounge
- Kitchen & Shower room
- Double bedroom
- Own private Entrance
- No chain

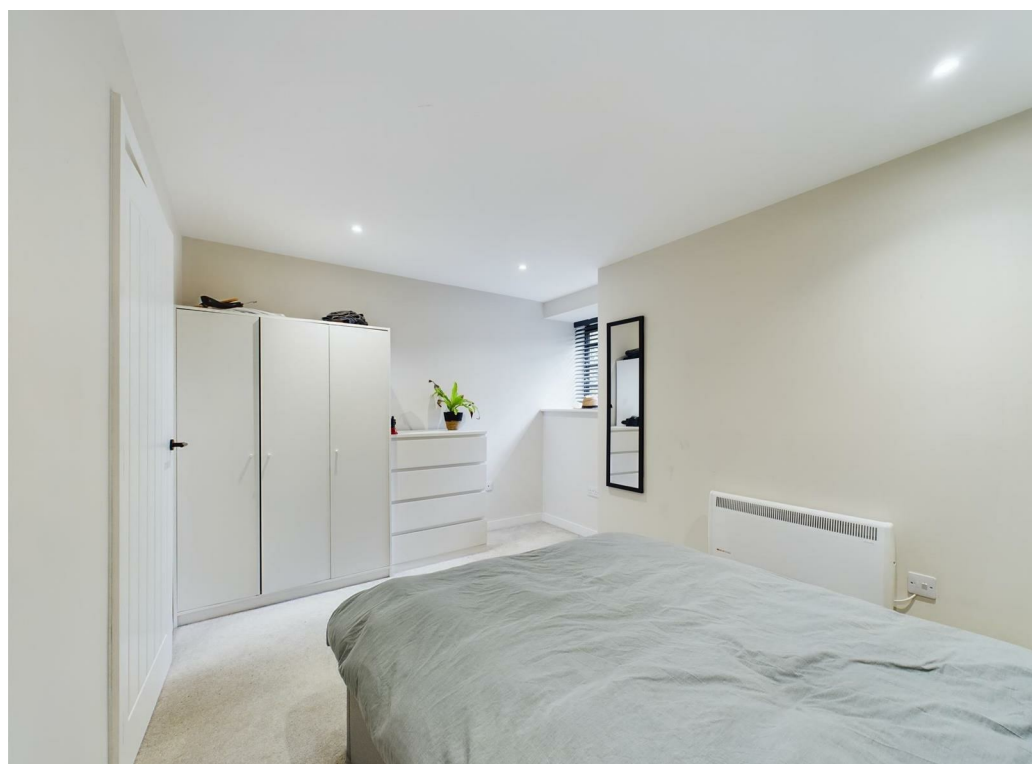
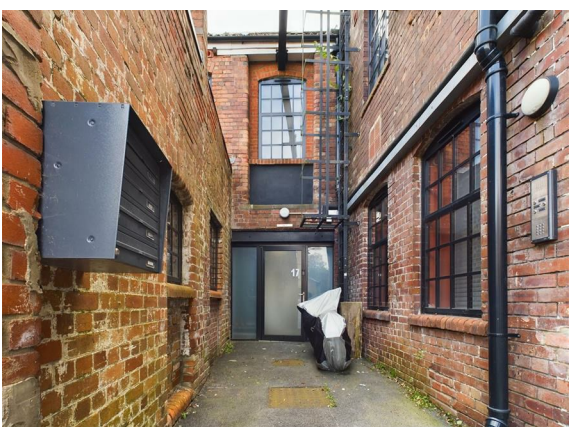


PROPERTY TYPE Flat  
BEDROOMS 1  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING D  
COUNCIL TAX BAND A



Forming part of a Victorian era converted factory is this fabulous and very spacious ground floor flat with the added benefit of its own non communal entrance.

The characterful accommodation comprises entrance hall, a much larger than average lounge/dining room with factory style windows, a separate kitchen, a double bedroom and a shower room. The property further benefits from off street parking and offered for sale with no onward chain.



## the location

Situated close to the heart of Kingswood with Kings chase shopping centre and a selection of local shops close by . There are easy to reach regular transport links to the city centre. Bristol 3.6 miles Bath 10.1 miles.

*Offered for sale with  
no onward chain.*

## just a thought...

Looking for something different? With it's period heritage and its quirky characterful styling, this could be the one for you!