



- Ground floor flat
- Open plan living/kitchen/dining space
- Double bedroom
- Secure underground allocated parking with private secure bike storage
- Water charges are included in the management fee
- No onward chain

PROPERTY TYPE Flat

BEDROOMS 1

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING B

COUNCIL TAX BAND B



Well presented ground floor flat forming part of this modern, well placed development.

Entrance hallway, open plan living space with kitchen, one double bedroom and a white bathroom suite.

Offered in neutral decor, this home will prove ideal for the first time buyer and is ready to move into.

Offered with no chain and an allocated, underground parking space, together with lockable storage cupboard (located behind the parking space), ideal for bikes etc.

Ideal rental investment with an expected rental value of approximately £1,000 per month.

Viewing advised.



## the location

Set on the edge of Kingswood next to Grimsbury Road playing fields. The Bristol to Bath cycle track and Avon ring road are a short distance away. Kingswood centre is at the top of the hill and Gallagher Retail Park at nearby Longwell Green, with its range of national retailers is but a short drive away. Bristol 4.8 miles Bath 9.6 miles

*Offered for sale with no onward chain!*

## just a thought...

If you hadn't considered this area before, this could be worth a look! Surprisingly well placed with a range of good local activities, shops and the cycle path all close at hand. A ready to move into, modern style apartment with underground parking offered at an extremely competitive asking price.