



37b Britannia Road  
Kingswood, Bristol, BS15 8BG

**Asking price £180,000**



# 37b Britannia Road



## Description

This lovely first floor apartment is set in a block of only 4 flats with great access to Kingswood's shops and amenities and also has the benefit of its own private garden to the rear.

The spacious entrance hall provides access to a good sized lounge/diner which is open plan to the modern fitted kitchen. There is a good sized double bedroom and a modern bathroom too. Externally there is a private rear garden with lawn and patio areas.

( The lease arrangements for the flat are very appealing with each flat owning a 25% share of the freehold. There is no ground rent to be paid and the maintenance fee is currently £1,000 per annum. Set up on the remains of a 999 year lease).

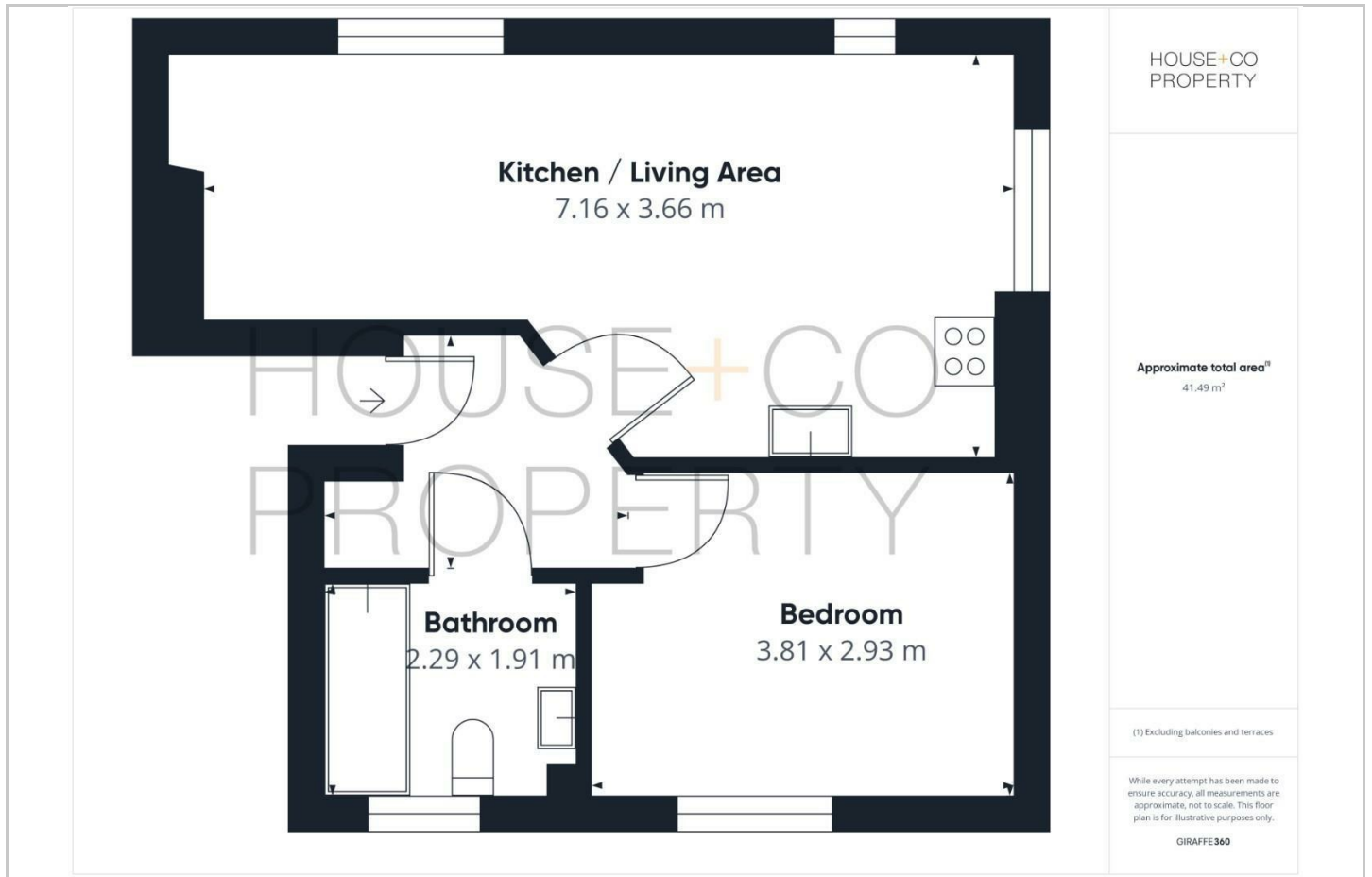
With double glazing and gas central heating this is a great flat well worth a look !

- FIRST FLOOR FLAT
- 1 DOUBLE BEDROOM
- SET IN A BLOCK OF 4
- SET UP ON A 999 YEAR LEASE
- MANAGEMENT FEES OF ONLY £83.33 PCM APPROX
- PRIVATE GARDEN TO THE REAR
- MODERN BATHROOM WITH SHOWER
- GOOD ACCESS TO KINGSWOOD'S SHOPS AMENITIES AND COMMUTER ROUTES
- OWNER HAS A SHARE FREEHOLD

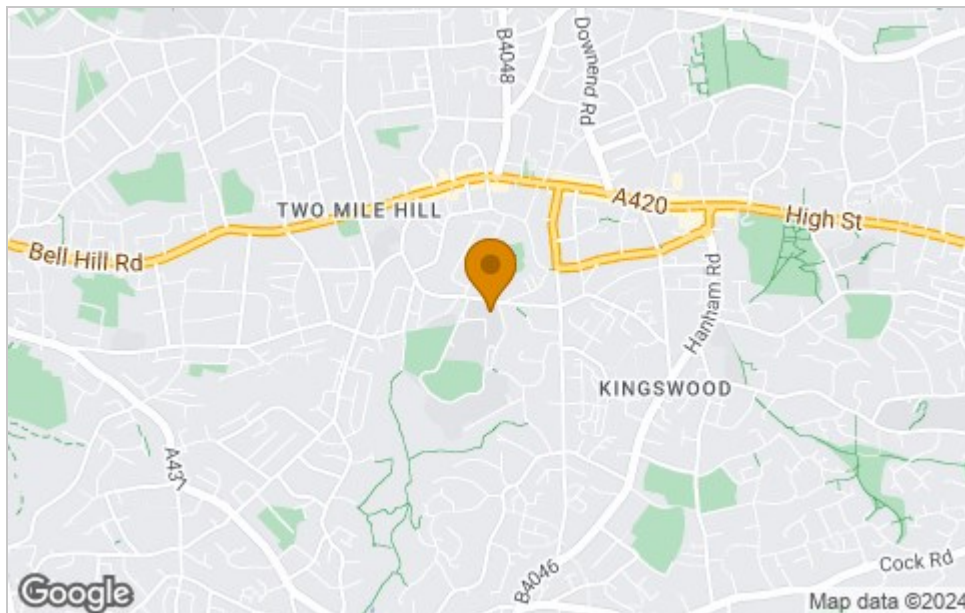




## Floor Plan



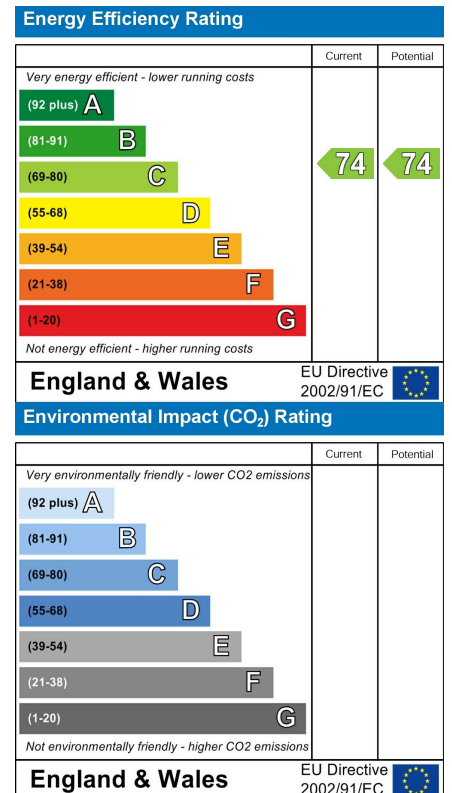
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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