# HOUSE+CO **PROPERTY**



Flat 14, Kingsway Court 89, Two Mile Hill Road

Kingswood, Bristol, BS15 1BL

Asking price £199,950







## Flat 14, Kingsway Court 89, Two Mile Hill Road





## **Description**

The size and space in this 2 bedroom flat 2nd floor flat is really lovely and with it set to the rear of the building there are views looking across the surrounding area.

Comprising inner reception area with access to the lift and stairs to this 2nd floor flat and the flat's private entrance. Inside there is an L -shaped hallway with large storage cupboard, a full width light and airy lounge /dining room with a modern fitted kitchen ( with fitted appliances such as cooker and gas hob, fridge freezer and washing machine ) and a juliette balcony with french doors. There are also 2 bedrooms and a modern bathroom with shower.

The flat also has an allocated parking space set to the secure parking area, Upvc double glazing and gas central heating from a combination boiler along with access to a hike store

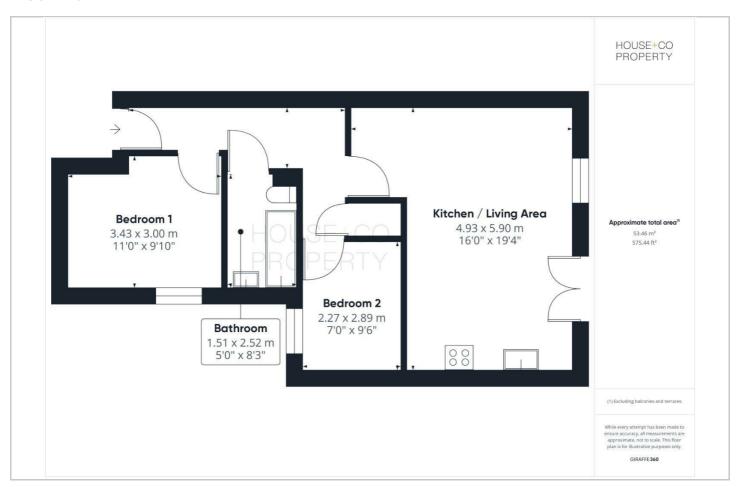
- 2 BEDROOM PURPOSE BUILT FLAT
- GAS CENTRAL HEATING FROM A COMBI BOILER
- MODERN BATHROOM
- SECOND FLOOR FLAT
- MANAGEMENT FEES OF ONLY £90 PCM
- ALLOCATED PARKING
- DOUBLE GLAZING
- STAIRS AND LIFT ACCESS
- REMAINS OF A 999 YEAR LEASE
- NO CHAIN!



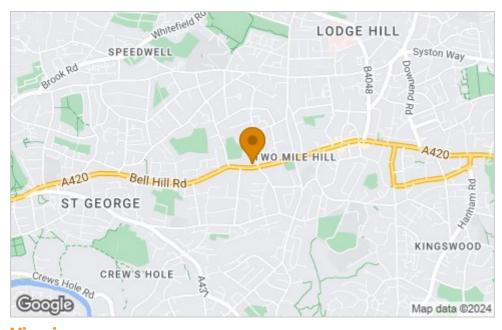




#### **Floor Plan**



### **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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales  EU Directive 2002/91/EC		
Environmental Impact (CO2) Rat	ina	
	9	
	Current	Potential
Very environmentally friendly - lower CO2 emission  (92 plus)	Current	Potential
Very environmentally friendly - lower CO2 emission	Current	Potential 86
Very environmentally friendly - lower CO2 emission (92 plus)	Current	
Very environmentally friendly - lower CO2 emission  (92 plus) (81-91)	Current	
Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B (69-80) C	Current	
Very environmentally friendly - lower CO2 emission (92 plus)	Current	
Very environmentally friendly - lower CO2 emission         (92 plus) ⚠         (81-91) □         (69-80) □         (55-68) □         (39-54) □         (21-38) □         (1-20) □	Current 85	
Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F  Not environmentally friendly - higher CO2 emission	Current 85	86

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