



13A Worcester Road  
Kingswood, Bristol, BS15 1RN

**Asking price £169,500**



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# 13A Worcester Road



## Description

This lovely well presented 1 bedroom garden flat is set a short stroll away from Kingswood's shopping centre and amenities giving great access to shops, cafes and transport links into and out of the city.

Having recently benefited from a newly installed kitchen with breakfast bar and modern shower room the flat comprises a light and airy porch area that leads the flat's private entrance. Inside is a bay lounge (with built in storage) that is open plan leading to the modern kitchen / diner, spacious modern shower room with walk in shower and bedroom to the rear.

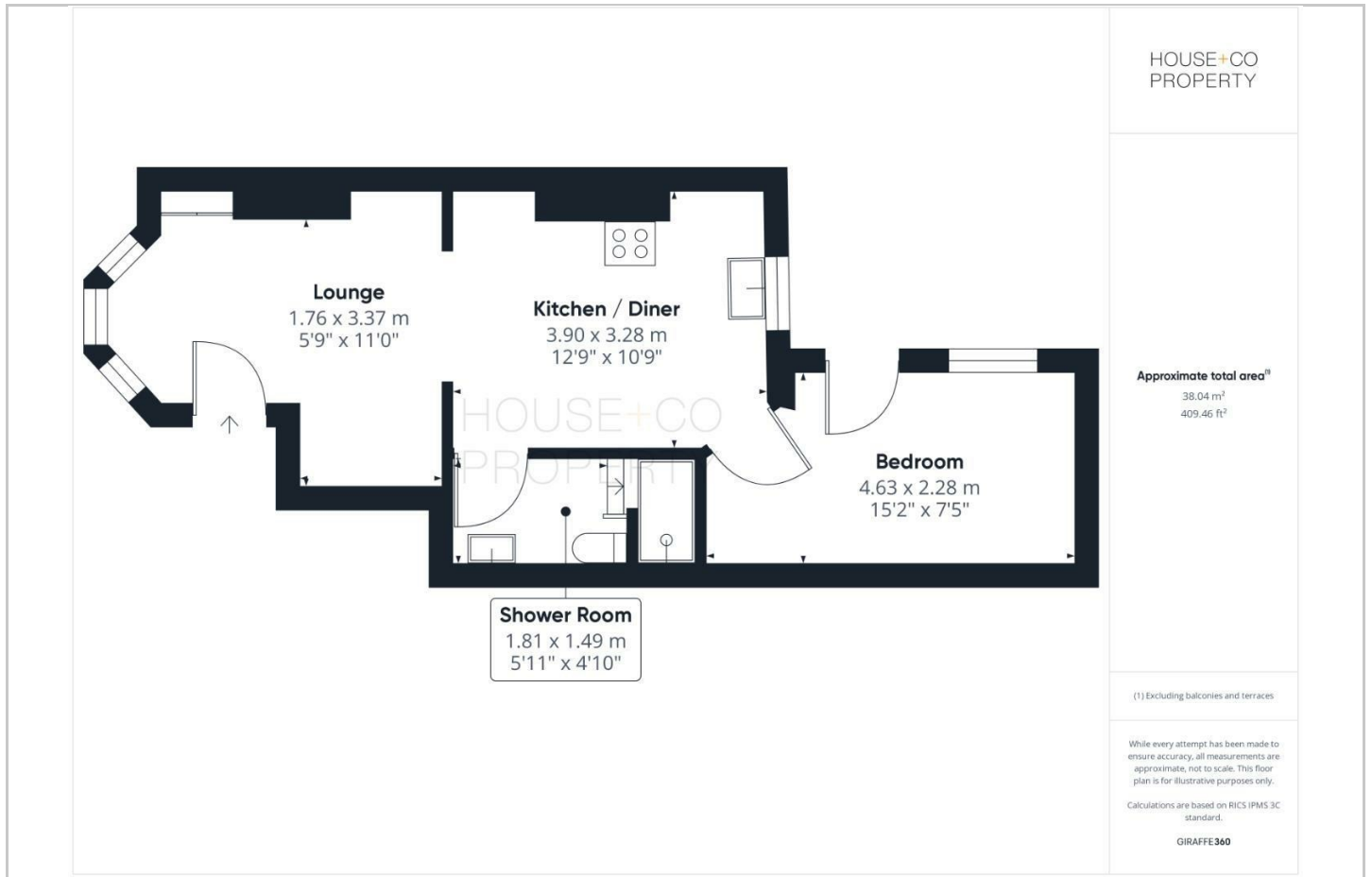
With Upvc double glazing and gas central heating the recently refurbished flat boasts a good sized timber decked enclosed garden and is currently being set up with a 999 year lease with a proposed monthly management fee of £70 and no ground rent.

- 1 BEDROOM GARDEN FLAT
- GREAT LOCATION FOR ACCESS TO SHOPS AND AMENITIES
- NEW KITCHEN / DINER WITH BREAKFAST BAR
- BEING SET UP ON A 999 YEAR LEASE
- DOUBLE GLAZING
- ENCLOSED PRIVATE DECKED GARDEN
- RECENTLY REFURBISHED AND DECORATED
- NEWLY INSTALLED SHOWER ROOM WITH WALK IN SHOWER
- GAS CENTRAL HEATING FROM A COMBI BOILER
- NO CHAIN !

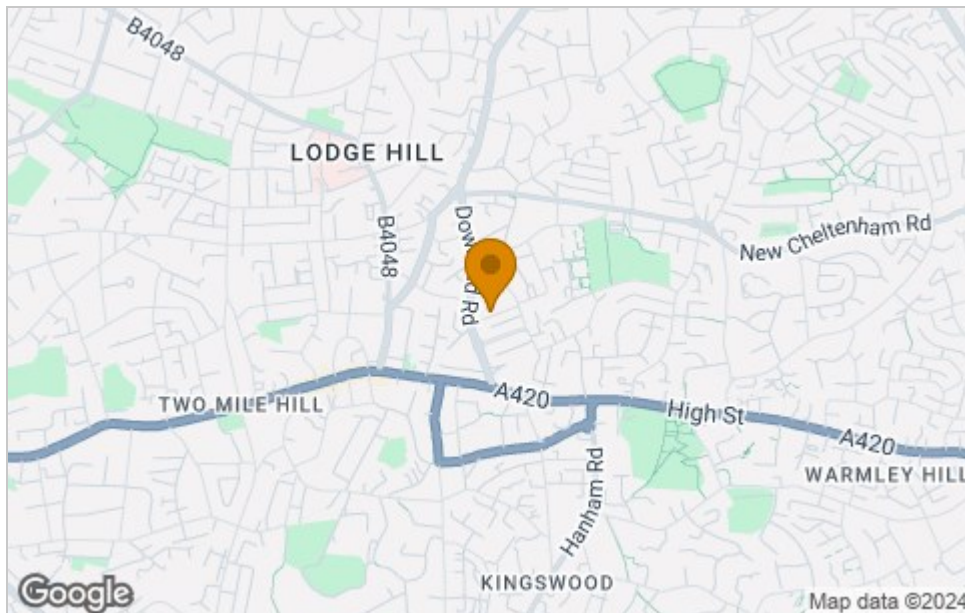




## Floor Plan



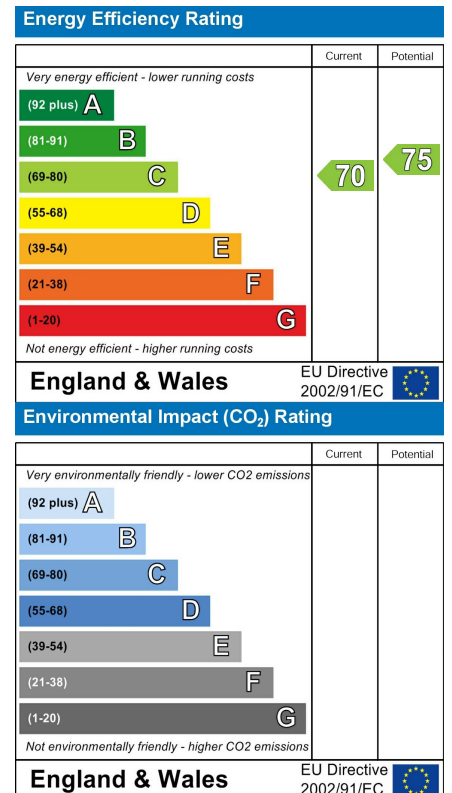
## Area Map



## 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



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