



£325,000

3 Apsley Villas Kingsdown Parade, Kingsdown, Bristol, BS6 5UH

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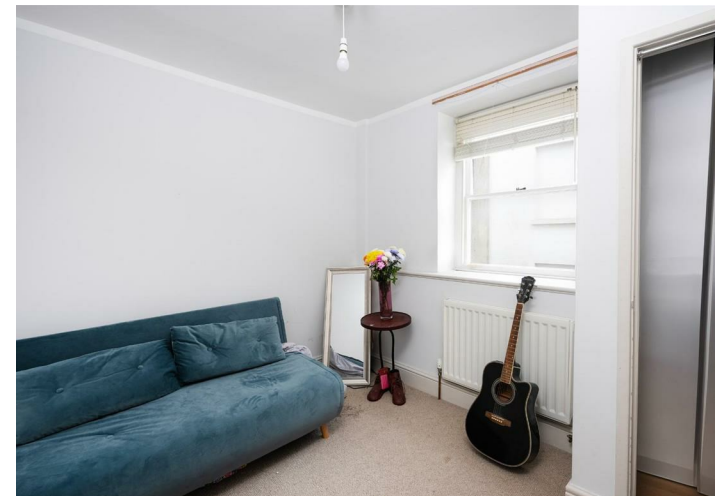
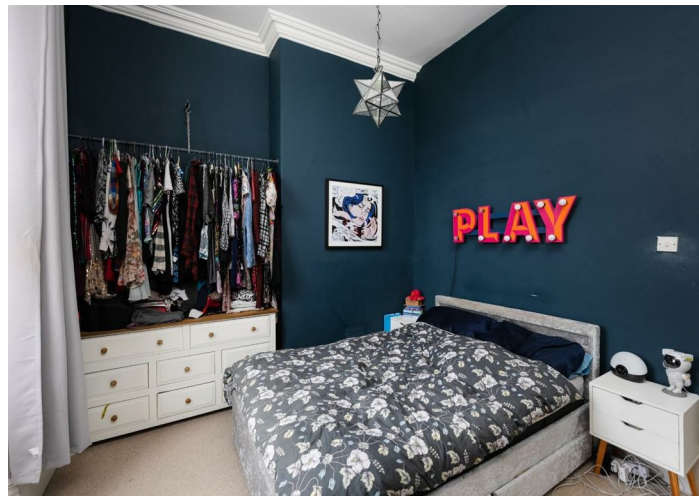
3 Apsley Villas Kingsdown Parade Kingsdown, Bristol, BS6 5UH

A stylish, light and bright first floor flat on Kingsdown Parade.

The accommodation comprises an open plan living/ kitchen room with a high ceiling, three arched window and a stripped wood floor. The living area has a fireplace opening and a ladder up to a useful mezzanine storage platform. The kitchen is fitted with a range of contemporary wood units and a tiled floor. A central hallway connects the front to the rear of the property with two double bedrooms and a bathroom. The main bedroom is decorated in an atmospheric dark blue with a panel glazed window with city views while the second bedroom has a window to the side aspect. The bathroom is fitted with a contemporary white suite, tiled floor and has built in storage.

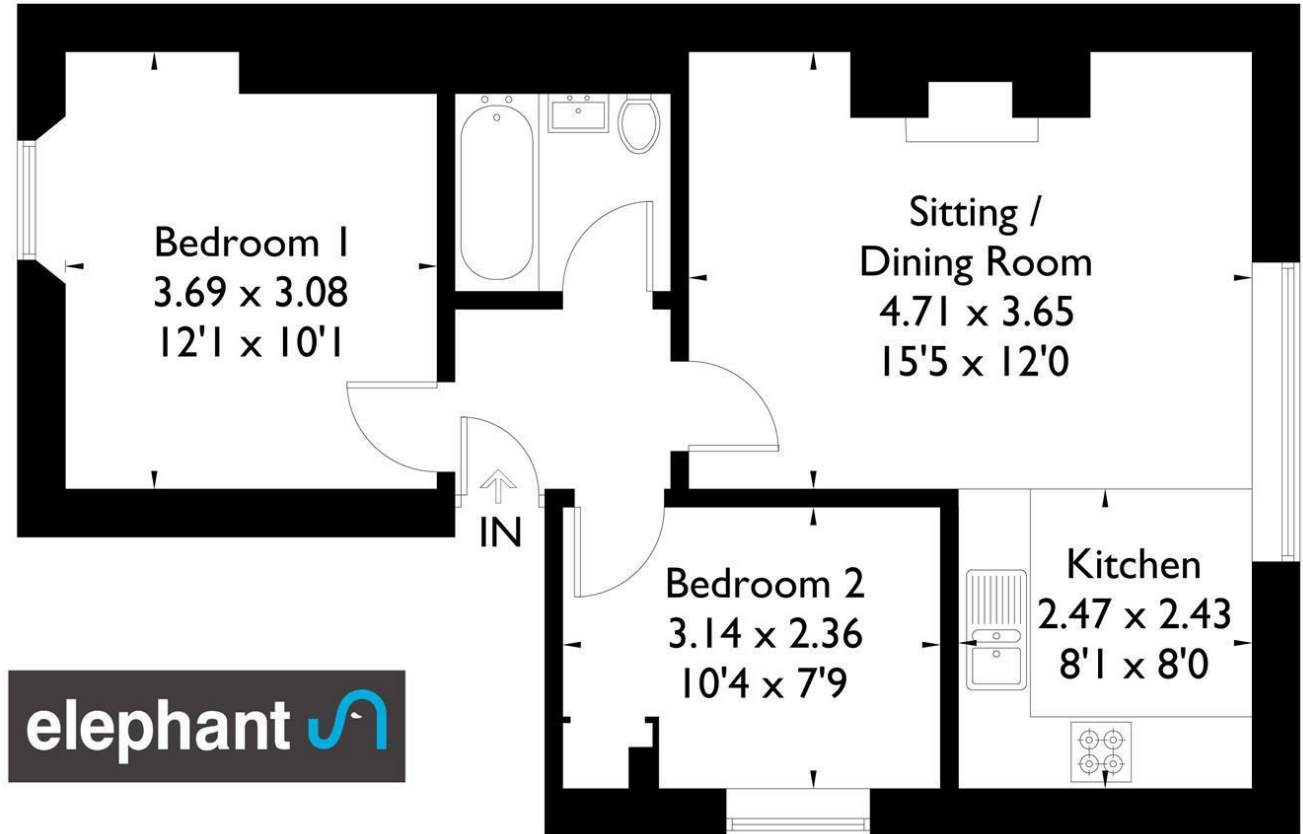
This lovely home is located within a mile of the city centre and in easy reach of a number of acclaimed restaurants, pubs and cafes.





Flat 3, Apsley Villas, Kingsdown Parade, Bristol, BS6 5UH

Approximate Gross Internal Area = 50.8 sq m / 547 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 222038

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-55) D</p> <p>(8-39) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	56	61	
		48	52
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	