



## 47 Elmtree Way, Kingswood, Bristol, BS15 1FF

£210,000

We are delighted to offer for sale this fine two bedroom ground floor flat with courtyard garden and off-street parking. The property is extremely well presented and deceptively spacious, offering comfortable living accommodation, comprising hallway with entry phone, open plan living room/fitted kitchen with appliances and dining area, two double bedrooms (master ensuite) and bathroom. The property boasts double glazing and has electric heating. Situated in this convenient development, close to Kingswood High Street, bus routes and good access to the ring road. Leasehold 116 years remaining. £356 annual ground rent, £1255.20 annual maintenance fee. Energy Rating B. Council Tax Band B.

- Two Double Bedrooms
- Fitted Kitchen with appliances
- Bathroom
- Ensuite
- Living Room/Dining Area
- uPVC Double Glazing
- Heating
- Good Order
- Courtyard
- Allocated Parking

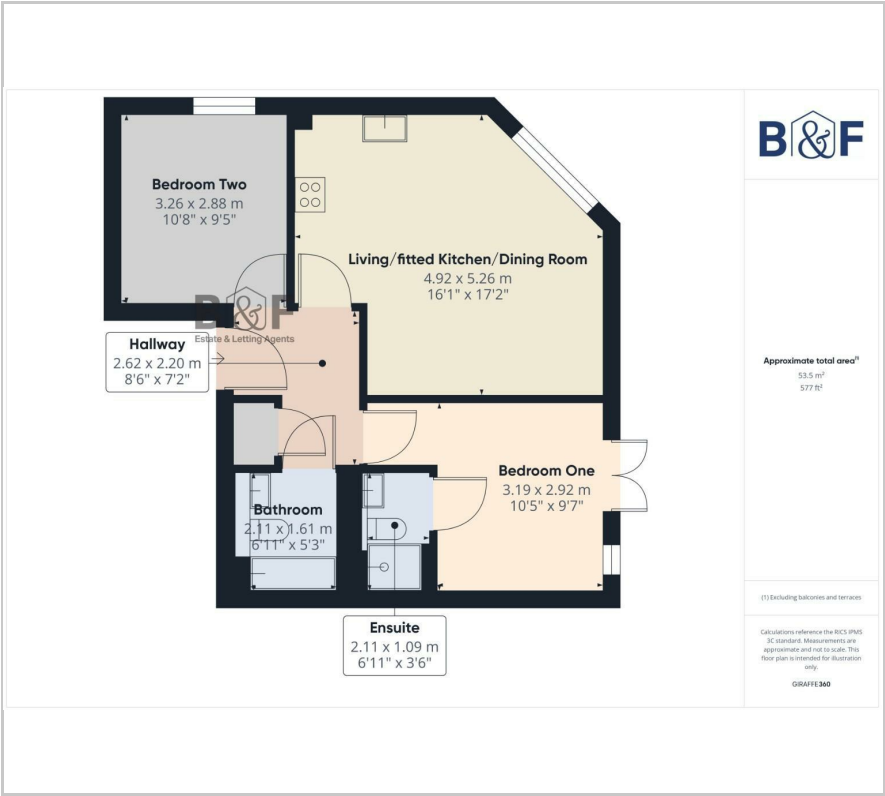
### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.





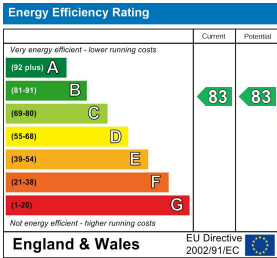
Floor Plan



Area Map



Energy Efficiency Graph



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