

Hanham Road, Kingswood

£165,000



- Energy Rating - C
- Spacious Double Bedroom
- Built in Kitchen Appliances
- UPVC Double Glazing
- Open Plan Living
- Just of Kingswood High Street
- Light & Airy Throughout
- Plenty Of Storage

Located in the heart of vibrant Kingswood, this modern first-floor apartment offers an unbeatable lifestyle with everything you need right on your doorstep. A variety of local cafés, barbers, and shops, including a Lidl, are all just a five-minute walk away, making it perfect for a relaxed evening with friends or a quick errand run. For those who commute, Kingswood provides excellent connectivity with easy access to the city centre and Longwell Green by car, bus, or bike.

The apartment itself boasts an inviting open-plan living area, featuring a contemporary kitchen equipped with a built-in oven, hob, extractor fan, fridge and washing machine. The light and airy double bedroom provides a comfortable retreat, while the fully tiled, stylish bathroom offers a shower over the bath. This property is an ideal first-time purchase, combining modern convenience with a fantastic location.

Open Plan Living 18'5" x 12'11" (5.62 x 3.95)

Bathroom 8'9" x 5'10" (2.68 x 1.80)

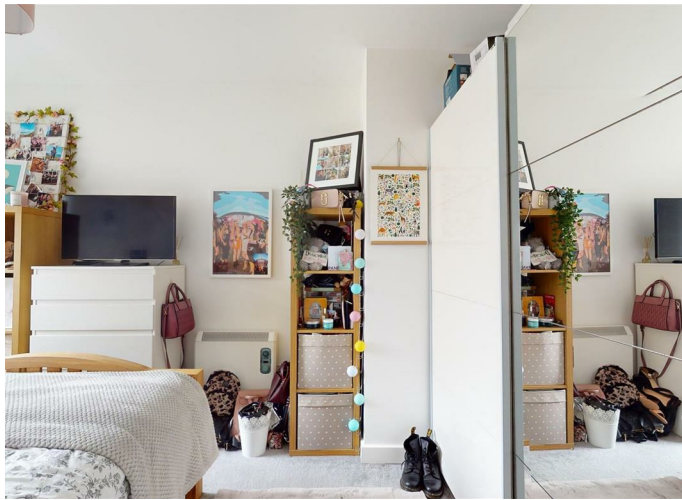
Bedroom 13'0" x 9'3" (3.98 x 2.83)

Tenure - Leasehold

Council Tax Band - A

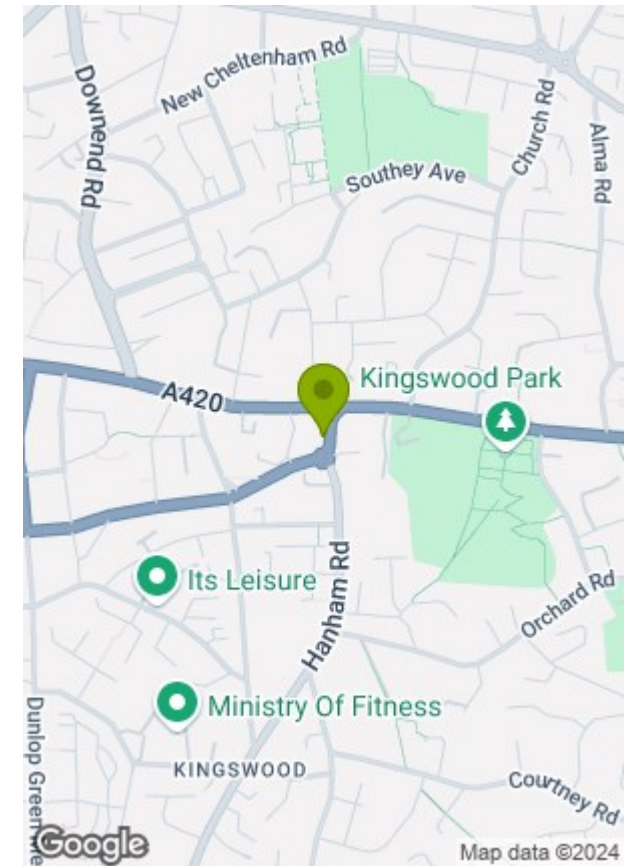








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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