



24 Bramley Close, Kingswood, Gloucestershire, GL12 8SF

A well-presented, one bedroom first floor apartment accompanied by both a garage and an off-street parking space, situated in a peaceful location in the heart of Kingswood. Offered to the market with no onward chain – an ideal first time buy or investment property.

This particular apartment sits within a two-storey block of just four apartments. There are a further two adjacent blocks also made up of four apartments all situated at the end of a peaceful established cul-de-sac.

The apartment is accessed from a communal front door which leads into a shared entrance hallway with tiled floors and stairs leading up to the first floor. The apartment's front door leads into the central hallway with a useful built-in storage cupboard, intercom telephone and access to the roof space from the loft hatch. At the far end of the apartment is the sitting/dining room which is a bright and welcoming room with a triple aspect enjoying far reaching views towards the Cotswold escarpment. French doors lead out onto a lovely balcony providing the perfect spot to sit and admire the beautifully landscaped gardens and nearby grounds of St Mary's Church. The gas fire makes an attractive focal point to the room. The kitchen sits beside the living room and has a good range of base and wall units with undercounter lighting, and integrated units which comprise an electric oven with a hob and extractor above. There is also space for a fridge freezer and plumbing for a washing machine.

The well-proportioned double bedroom benefits from a double width built-in wardrobe and has views overlooking the communal garden. The bathroom completes the accommodation and has a white suite comprising a bath with a shower over, wash hand basin and low-level WC.

Outside there is a garage with power and light, as well as boarded eaves that create handy storage. A parking space is situated directly in front of the garage. The landscaped communal gardens can be enjoyed by all residents of the apartments and makes an idyllic spot to sit and relax.

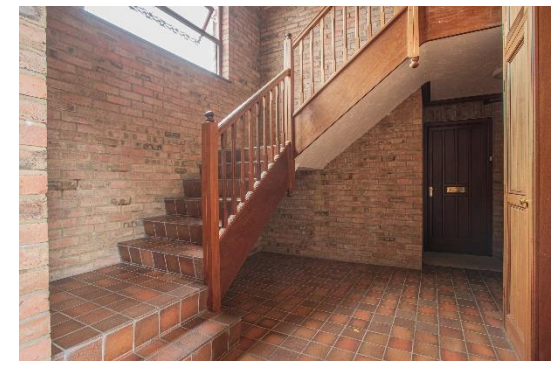
The apartment has a 999 year lease with approx. 959 years remaining. The service charge is £230 per quarter (as of January 2024). The ground rent and communal site management fee is part of the service charge.



We understand the property is connected to mains gas, electricity, water and drainage. Council tax band B (Stroud Council).

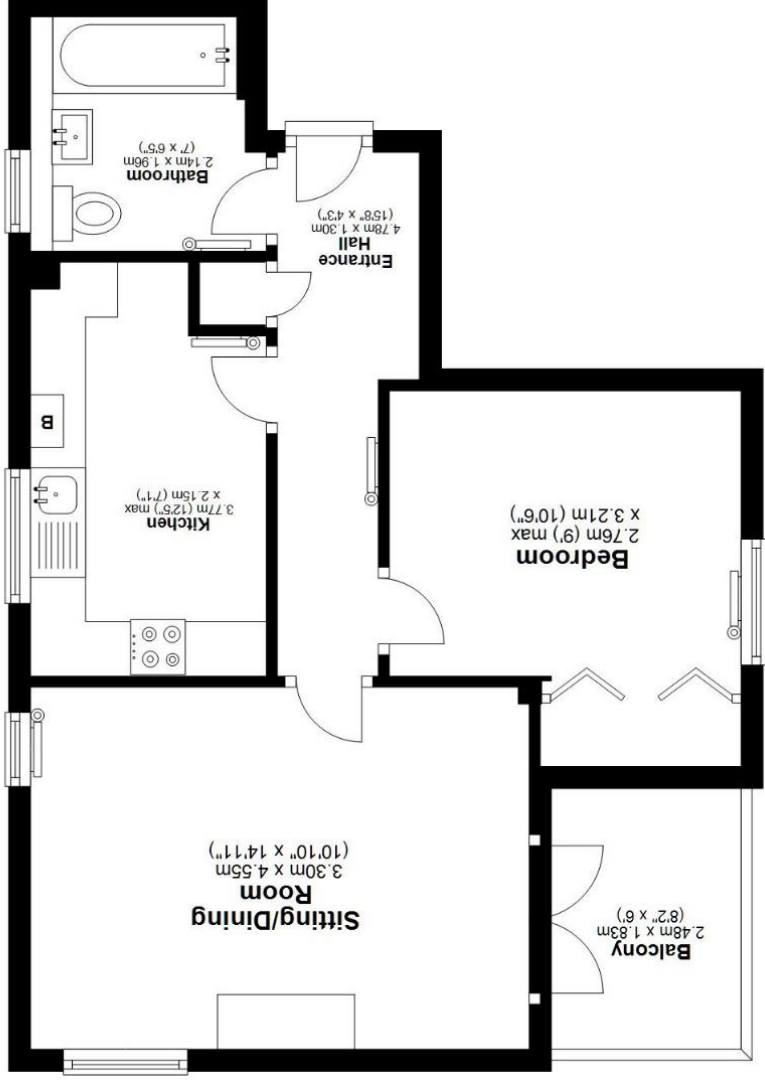
EPC – C(69).

Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and village hall. In addition to the primary school situated in the heart of the village, the highly regarded Katherine Lady Berkeley (KLB) secondary school is very close by on the outskirts of Wotton-under-Edge. Enjoying a semi-rural location there are numerous walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills AONB.



Guide Price £174,950





Main area: Approx. 44.0 sq. metres (473.9 sq. feet)  
Plus garages, approx. 14.3 sq. metres (153.5 sq. feet)



(Not shown in actual position)