



Connells

The Old Exchange Bank Road
Bristol



Property Description

This property is the ideal flat for anybody looking to purchase a home that they can move straight into! Located 0.3 miles from the A420 ring road, 750 yards from local amenities and 100 yards from transport links, The Old Exchange is a very convenient place to live. With no need to do any cosmetic work due to the flat being in top condition with modern decor throughout, you would not want to miss out on a viewing on this property!

Communal Entrance

Communal entrance has porch, mail box for the property, box housing electric meter and smoke ventilation box.

Flat Entrance

Front door leading through into the entrance hallway.

Hallway

Intercom. Storage Cupboard with hot water tank and a tumble dryer.

Open Plan Living Area

15' 4" max x 10' 6" max (4.67m max x 3.20m max)

Kitchen Area

Black finish modern worktops, integrated fridge/freezer, integrated oven, storage boxes, sink and drainer, integrated dish washer, extractor fan, spot lights, cupboards above with modern grey finish, bi-folding windows,

Lounge Area

Electric radiator and Spotlights.

Bedroom

12' max x 9' 1" max (3.66m max x 2.77m max)

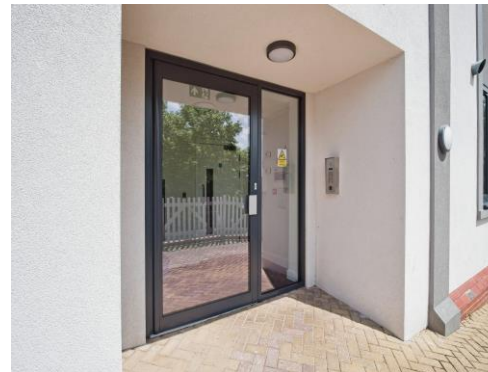
Carpet flooring, fan, bi-folding windows, spotlights,

Shower Room

Tiled flooring, heated towel rail, shower with fixed shower head, spotlights, shelf, sink with mixer tap, low level WC.

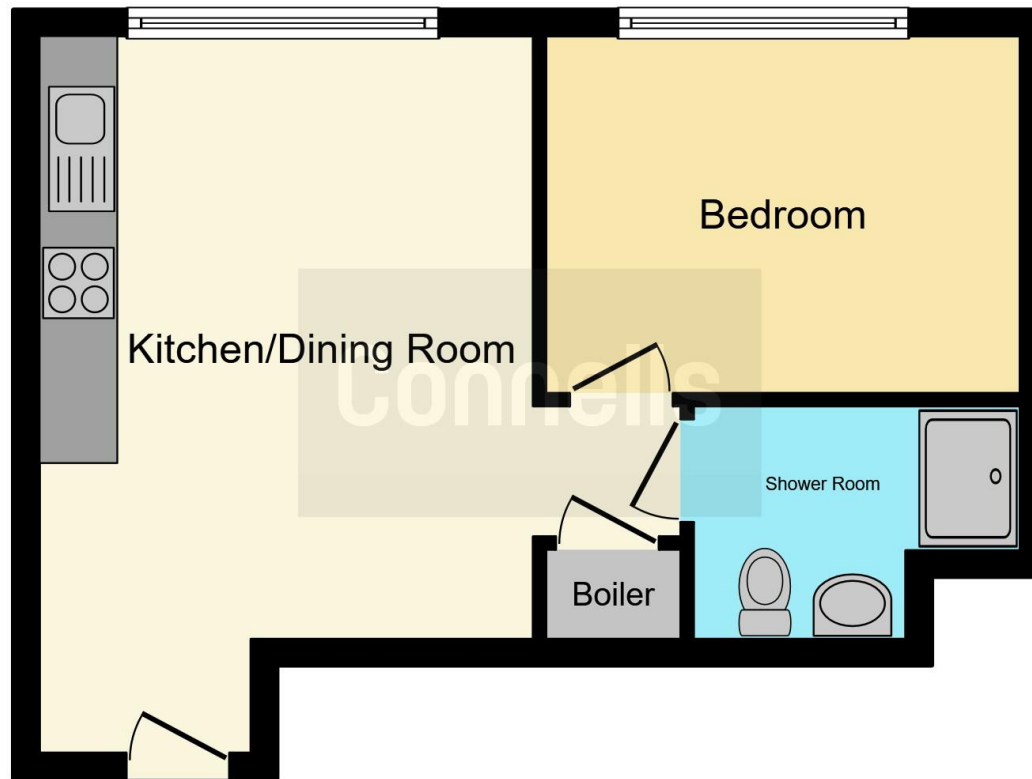
Outside

Allocated car park and bin shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD309766

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: KWD309766 - 0004