

for sale

**£170,000** Leasehold



## Broadfield Court Soundwell Road Bristol BS15 1JU

Situated very close to Kingswood High Street, this purpose built 2 bedroom ground floor apartment with small garden would make a great investment for both First Time Buyers and Investors. \*\*\*CALL 01179 353 013 TO BOOK YOUR VIEWING \*\*\*

# Property Details

## Security Door To Communal Hall

## Door To The Apartment

## Entrance Hall

Radiator

## Living Room

14' x 10' 6" ( 4.27m x 3.20m )

Radiator, UPVc double galzed French style door to the small enclosed private rear garden

## Kitchen

9' 7" x 4' 10" ( 2.92m x 1.47m )

Flowing off of the living room, the kitchen comprises a range of wall and base units with worktops over, UPVc double glazed window to the side aspect, wall mounted central heating boiler.

## Bedroom 1

10' 11" x 9' 1" ( 3.33m x 2.77m )

UPVc double glazed window to the rear, radiator.

## Bedroom 2

10' 9" max x 7' 6" ( 3.28m max x 2.29m )

Radiator, UPVc double glazed window to the rear.

## Agents Notes

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

To view this property please contact Connells on

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
BRISTOL BS15 8JX

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: KWD310219 - 0003

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional

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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.

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