



Connells

Hill View House Lodge Road
Bristol



Property Description

Situated a stones throw from Cosham hospital, this modern 2 bedroom apartment offers well planned accommodation and benefits a first floor location. The current vendor has maintained the property to a high standard and the lovely modern bathroom and 2 good sized bedrooms make this apartment a lovely home. Investors may well find this an attractive offering as the location and local amenities available make the apartments very desirable for would be tenants and the communal grounds are maintained to an extremely high standard by the on sight handy man. A viewing is highly recommended to avoid missing out on this one. ***TEL 01179 353 013 TO BOOK YOUR VIEWING *** ** NO ONWARD CHAIN ***

Secure Entry Door

Irregular Shaped Room x (x)
With visitor push button entry system.

Communal Entrance Hall

Stairs to the apartment

Entrance Door

Hallway

13' 2" x 3' (4.01m x 0.91m)
Wall mounted intercom telephone, meter cupboard, airing cupboard with Santon Premier plus immersion system inside, wall mounted heater.

Living Room/Dining Area

19' 9" x 10' 2" (6.02m x 3.10m)
UPVc double glazed French style windows to the front aspect with Juliet balcony, feature fire surround with electric fire inset, archway to the kitchen..

Kitchen

9' 3" x 6' 7" (2.82m x 2.01m)
Range of wall and base units with roll edged worktops over incorporating a stainless steel sink unit, integrated oven, hob and extractor fan, plumbing for an automatic washing machine.

Bedroom 1

9' 5" x 8' 5" (2.87m x 2.57m)

Bedroom 2

10' 9" x 7' 6" (3.28m x 2.29m)
UPVc double glazed window to the side aspect, wall mounted heater.

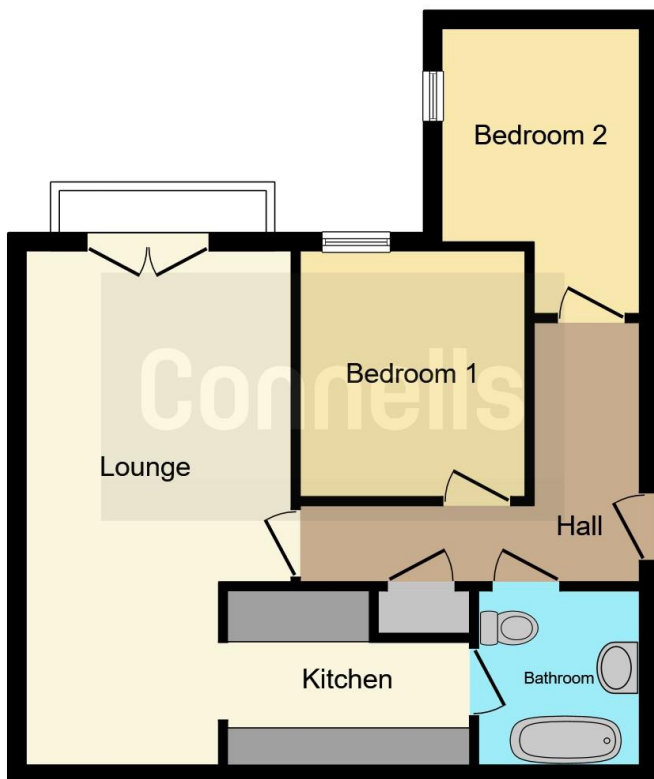
Bathroom

Suite comprising vanity style wash hand basin, vanity style wc, panelled bath with mixer tap and shower attachment, extractor fan.

Outside

Situated in well maintained communal gardens which are looked after by the resident handy person/gardener. Each apartment benefits from a parking space in the secure underground parking located on the site and short term visitor parking is available in the same car park by arrangement.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

view this property online connells.co.uk/Property/KWD310007

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD310007 - 0002