



Connells

Ridgeway Parade
Bristol



Property Description

Being sold as one property with two self contained apartments (the ground floor apartment has it's own private enclosed rear garden). Both have their own independent accesses and are located close to the City Centre and all of the excellent amenities that the location offers. Please note, the apartments will not be split and sold separately. *** EXCELLENT INVESTMENT OPPORTUNITY**

Ground Floor Apartment

Accessed Via The Rear

Kitchen

9' 1" x 5' 10" (2.77m x 1.78m)

Range of wall and base units, plumbing for an automatic washing machine, space for a fridge/freezer, UPVC double glazed window to rear, additional UPVC obscure double glazed window to the rear, door to the rear garden. Square arch to the living room.

Living Room

11' 7" x 9' 5" (3.53m x 2.87m)

UPVC double glazed window to the rear aspect (over looking the garden), radiator, wall mounted central heating boiler.

Bedroom 1

11' 7" x 9' 3" (3.53m x 2.82m)

UPVC double glazed bay window to the front aspect, radiator.

Bathroom

Suite comprising low level wc, pedestal wash hand basin, Panelled bath, part tiled walls, radiator.

Flat 1b

Accessed From The Front

Stairs to first floor and landing.

Living Room/Kitchenette

11' 8" x 12' 9" (3.56m x 3.89m)

Range of wall and base units, integrated oven and hob with extractor fan over, plumbing for an automatic washing machine, storage cupboard, UPVC double glazed window to the front, radiator.

Bedroom 1

11' 5" x 9' 6" (3.48m x 2.90m)

UPVC double glazed window to the rear aspect, radiator.

Bathroom

Comprising Low level wc, pedestal wash hand basin, low level wc, panelled bath, UPVc obscure double glazed window to the rear aspect, wall mounted central heating boiler, radiator.

Outside

The ground floor apartment currently has the exclusive use of the enclosed garden to the rear which is access to the side of the property.

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

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/KWD310053



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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