



Connells

Regent Street
Kingswood Bristol

Regent Street
Kingswood Bristol BS15 8JS

for sale offers in the region of
£130,000



Property Description

Situated on Regent Street in Kingswood, this one bedroom apartment is offered as one of two apartments in this two apartment conversion with a shop underneath (not for sale). The current vendors have owned these flats for a number of years and received excellent yields in rental income. They have now decided to retire and introduce these flats to both the investor and non-investor market. Both Flat 1 and 2 are available to purchase individually or jointly and would make an ideal investment to a rental portfolio with the benefit of owning and managing two properties within the same address. Alternatively, the flats have been priced to potentially attract perhaps first time buyers who may wish to buy one of the apartments only. Please call 01179 353013 to discuss in more detail and book your viewing.

Entrance

Secure entrance intercom with buzzer, wooden door to communal hallway, stairs to first floor and apartment one.

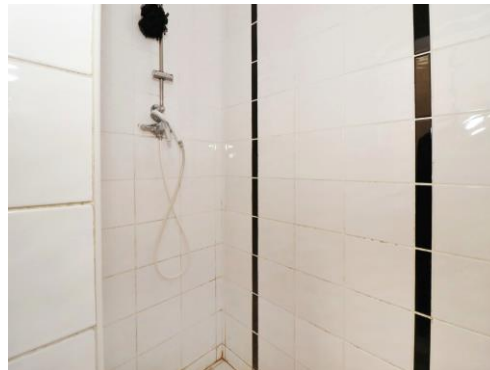
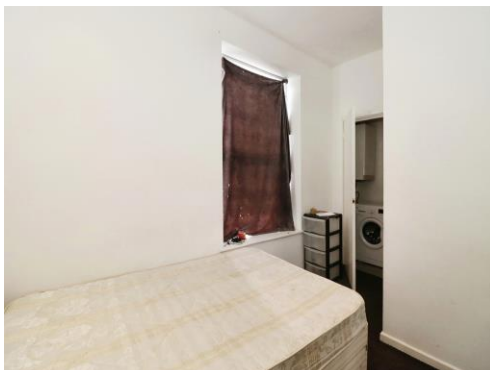
Door To

Wooden door to communal hallway, stairs to apartment one.

Living Room

12' 8" x 9' 10" max (3.86m x 3.00m max)

Three UPVC double glazed windows to the front aspect, radiator (L Shaped), secure entry phone.



Kitchen

12' 8" x 9' 6" (3.86m x 2.90m)

Comprising a range of wall and base units with worktops over incorporating sink unit, integrated oven, hob and extractor, UPVc double glazed window to the front aspect.

Bedroom 1

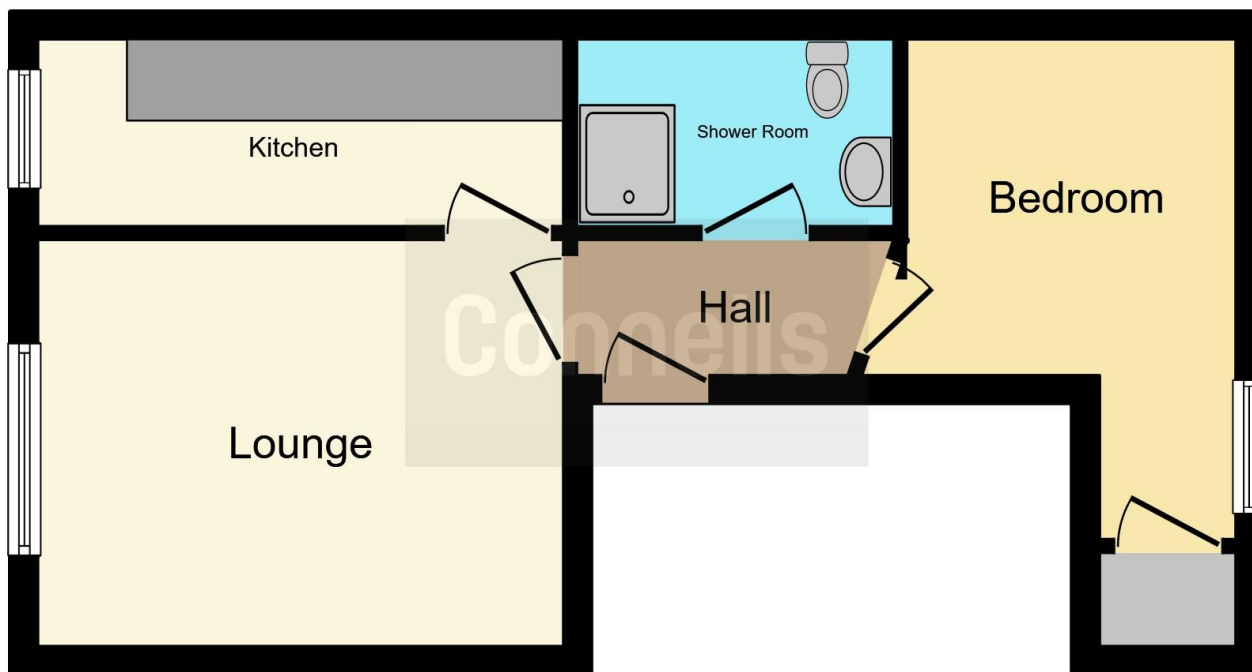
12' 1" x 7' 11" (3.68m x 2.41m)

UPVC double glazed window to the rear aspect, radiator.

Shower Room

Comprising walk-in fully tiled shower cubicle with independent electric shower inset, low level wc, pedestal wash hand basin, radiator.





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

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E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD310119

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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