



Connells

Elmtree Way
Kingswood Bristol



Property Description

This stylish and contemporary 2-bedroom flat, built in September 2017, offers a perfect blend of modern living and convenience. The property features an open-plan kitchen/lounge/diner, creating a spacious and airy living area ideal for both relaxing and entertaining. The sleek kitchen is fully equipped with modern appliances, and the lounge/diner provides ample space for comfortable living.

Both bedrooms are well-sized and offer plenty of natural light, while the family bathroom is modern and well-appointed. The flat benefits from electric heating, providing efficient and controlled warmth throughout.

Located just a short walk from Kingswood High Street, this property offers fantastic access to a range of local amenities including shops, cafes, and restaurants. Excellent bus links are available nearby, making it easy to travel to surrounding areas and into the city centre. Whether you're looking for a place with easy access to the hustle and bustle or a peaceful, well-connected home, this flat is an ideal choice.

Kitchen/Diner/Lounge

20' 9" Max x 15' 3" Max (6.32m Max x 4.65m Max)

Lounge Area:

Double glazed window to rear aspect, TV point, Carpeted flooring and an electric wall mounted heater.

Kitchen area:

A range of wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, low level electric oven, electric hob with extractor over, integrated fridge freezer, under counter space for dishwasher, recessed spot lights, wood effect flooring and an electric wall mounted heater.

Entrance Hallway

Doors leading to principal rooms, storage cupboard.

Bedroom One

13' 3" x 10' 9" (4.04m x 3.28m)

Double glazed window to rear aspect, Door to en-suite, carpeted flooring and a wall mounted electric heater.

En-Suite

8' 10" x 4' 5" (2.69m x 1.35m)

Walk in shower cubicle with glass shower screen, floating wash hand basin with mixer tap, WC, fully tiled, wood effect flooring and a wall mounted heated towel rail.

Bedroom Two

10' 4" x 8' 2" (3.15m x 2.49m)

Double glazed window to rear aspect, carpeted flooring and a wall mounted electric heater.

Family Bathroom

6' 10" x 6' 3" (2.08m x 1.91m)

Panelled bath with mains shower over and a glass shower screen, WC, pedestal wash

hand basin with mixer tap, part tiled, wood effect flooring and a wall mounted heated towel rail.

Outside

Allocated Parking

Agent's Note

The Vendor has informed us that she is in the process of Lease extended and Lease will be 215 years from 2017 with Peppercorn rent, making the ground rent to Zero.







To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: B Council Tax
Band: B

Service Charge:
1258.84

Ground Rent:
356.82

Tenure: Leasehold

view this property online [connells.co.uk/Property/KWD310538](https://www.connells.co.uk/Property/KWD310538)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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.

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