





Property Description

This home is fantastically placed within a quiet no through road with the shops, bars, cafes, local independent retailers and bus links on Kingswood high street within half a mile. The A4174 Bristol Ring road with links to major motorway networks can also be found within half a mile.

Built by Newland Homes circa 2006. The flat is located towards the New Cheltenham side of Kingswood and therefore provides easy access to central Kingswood and its range of facilities and amenities. The accommodation provides an entrance hall, a dual aspect living room/kitchen, two double bedrooms and a modern bathroom. Features include UPVC double glazed windows, a gas central heating system and allocated parking for one vehicle.

Entrance Hallway

Hallway has intercom system.

Open Plan Living

15' x 10' 9" (4.57m x 3.28m)

Two double glazed windows to the front aspect, carpet flooring.

Kitchen Area

Modern fitted kitchen, oven, electric hob, space for fridge/freezer.

Bedroom One

14' 11" x 11' 5" (4.55m x 3.48m)

Double glazed window to rear, carpet flooring.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Built-in wardrobes, double glazed window to rear and carpet flooring.

Bathroom

Low level WC, wash hand basin, extractor fan.

Parking

Allocated parking for one car.

Agents Notes

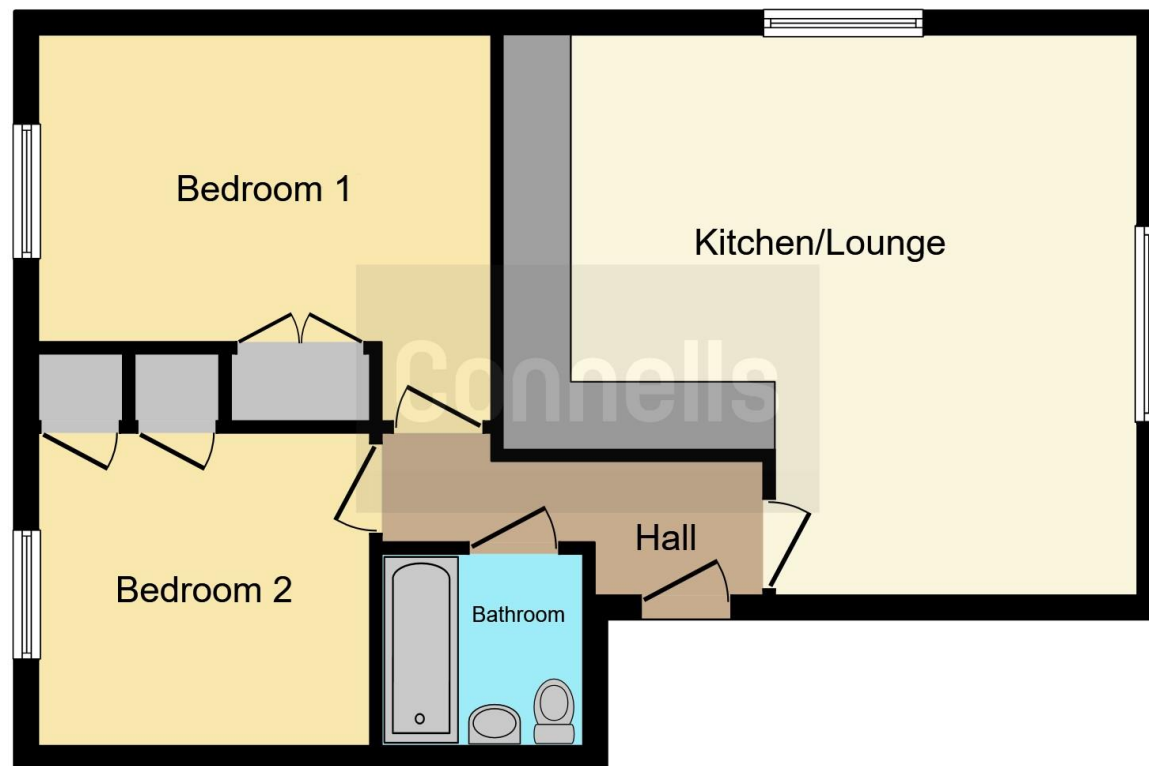
Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The term of the lease is 99 years from 01/01/2006 date, which means there are currently 80 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.









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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1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1177.68

Ground Rent:
 3756.97

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD310603

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2006. 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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