



Connells

Cranham Close
Bristol



Property Description

A spacious two bedroom purpose built flat in the popular area of Kingswood situated within close proximity of local amenities to include shops. An early viewing is highly recommended to fully appreciate the space that this ideal first time buy has to offer.

Communal Entrance

Communal front door leading to communal entrance.

Entrance

Front door leading into the entrance hallway.

Hallway

Hallway has radiator, telephone point, a cupboard housing the circuit breaker and electric meter, further cupboards with built-in shelving, phone for intercom system and doors off into principal rooms.

Lounge

15' 2" x 12' 5" (4.62m x 3.78m)
UPVC double glazed window, radiator, TV point and an additional UPVC double glazed window to the side aspect.

Kitchen / Diner

14' 4" x 8' 6" (4.37m x 2.59m)
UPVC double glazed windows, a cupboard housing the central heating boiler and has built-in shelving, radiator, range of base units and drawers with rolled-edge worktops over with tiled splashbacks and matching wall units, single bowl sink unit and drainer with mixer tap, space for gas cooker with an extractor hood above, space and plumbing for a washing machine.

Bedroom One

12' 5" x 12' 1" (3.78m x 3.68m)
UPVC double glazed window, radiator and telephone point.

Bedroom Two

11' 5" x 8' 10" (3.48m x 2.69m)

UPVC double glazed window, radiator and door to storage cupboard.

Bathroom

UPVC double glazed obscured glass window, wall-mounted hand basin, bath with mixer tap and connected shower attachment, low level WC, radiator, mostly tiled around and has doors to cupboard which has part-shelving and tiled flooring.

Outside

Communal garden is laid to lawn, shed and parking on first come first served basis.









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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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD310578

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 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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