



**Connells**

Loughman Close  
Kingswood Bristol





### Property Description

A purpose built apartment located within this popular development offering easy access to the Ring Road as well as Kingswood High Street and all its amenities to include doctors surgery and dentists. Frequent bus services are nearby to take you into the centre of Bristol.

### Accommodation

Communal front door with intercom system leads through to hallway where steps rise to the first floor. Door leads through into

### Entrance Hallway

Intercom system. Laminate flooring. Door to a storage cupboard with built in shelving. Door to an additional storage cupboard which is housing the hot water cylinder. Doors off into principle rooms.

### Lounge

14' x 12' 11" ( 4.27m x 3.94m )  
Laminate flooring. Double glazed windows to a Juliet Balcony. TV point, telephone and broadband connection. Electric wall heater. Archway through into

### Kitchen

8' 6" x 7' 9" ( 2.59m x 2.36m )  
Two double glazed windows. Laminate flooring. A range of base units and drawers with wall units with rolled edged work tops with tiled splash backs. Space for a fridge freezer, space for a washing machine beneath work tops. A four ring ceramic induction hob with an extractor hood above. An eyeline electric over and grill. A single bowl sink unit and drainer with a mixer tap.

### Bedroom One

13' 11" x 9' ( 4.24m x 2.74m )  
Double glazed window with a Juliet Balcony. Electric wall heater. Laminate flooring.

### Bedroom Two

8' 4" x 6' 8" ( 2.54m x 2.03m )  
Double glazed window. Electric wall heater. Laminate flooring.

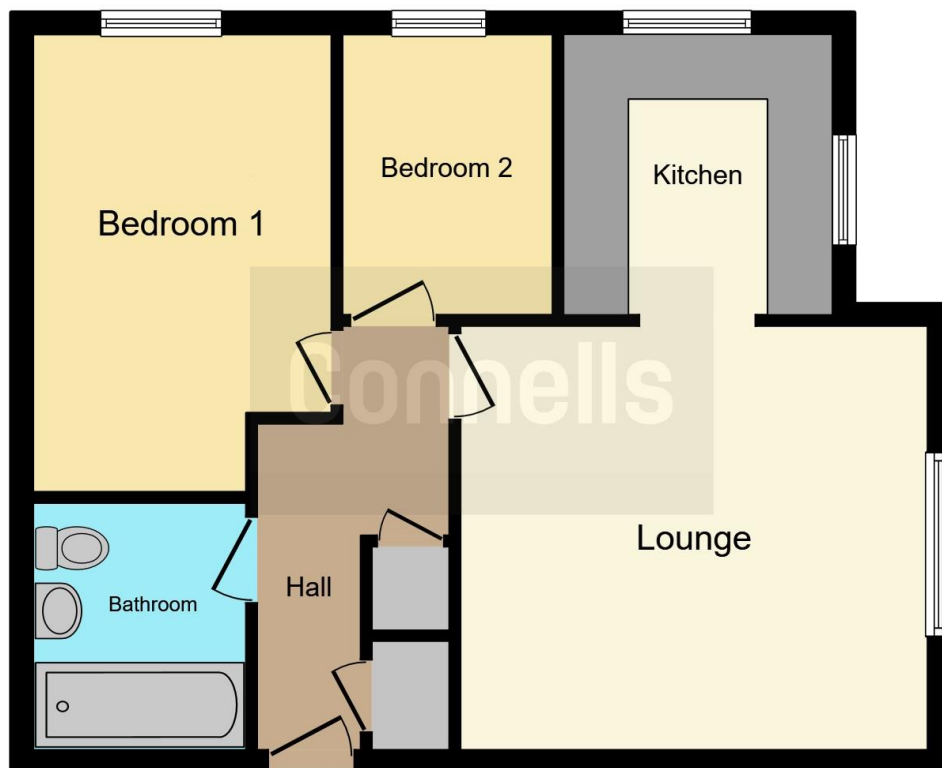
### Bathroom

Extractor fan. Electric shaving point. Electric wall heater. Low level flush wc. Pannelled bath with twin grip handles with an electric shower over. Partly tiled around

### Outside

Shared parking on a first come first served and communal bin store.





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](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/KWD310791](http://connells.co.uk/Property/KWD310791)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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