





Property Description

A purpose built top floor corner flat located in the popular area of Kingswood situated within close proximity of amenities to include Schools, Doctors and shops as well as being asseable to the ring road. NO ONWARD CHAIN.

Accommodation

Communal front door leads through to communal hallway where steps rise to the top floor

Entrance Hallway

Intercome phone system. Hatch given access to loft storage. Cupboard housing circuit breaker and electric meter. Mulpile storage cupboards.

Lounge

14' 9" x 13' 4" (4.50m x 4.06m)

Two UPVc double glazed windows. Central heating radiator. TV and telephone point

Kitchen/Diner

13' 8" x 8' 4" (4.17m x 2.54m)

Two UPVc double glazed windows,a range of base units with draws with rolled-edge worktops over with tiled splashbacks, space for washing machine, integrated electric oven and grill with inset four ring electric hob and extracted fan above, stainless steel one and half bowl single unit sink unit and drainer with a mixer tap, wall mounted boiler, a storage

cupboard with additional built- in shelves.

Bedroom One

12' 6" max x 13' 4" max (3.81m max x 4.06m max)

UPVC double glazed window, a central heating radiator.

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.62m)

A UPVC double glazed window, a central heating radiator, built-in double wardrobe with hanging rails and cupboard above.

Bathroom

Built-in double cupboard, UPVC double glazed obscured glass window, a central heating radiator, pedestal hand wash-basin, a panelled bath with an electric shower over and low level WC, fully tiled around.

Outside

A communal garden area with laid along with washing lines aswell.

Lounge

14' 9" x 13' 4" (4.50m x 4.06m)

Top floor Flat, a storage cupboard with two more cupboards, electric meter and a telephone point

Agent's Note

The property has a wall cavity insulation and also, has a very large loft.









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

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C Council Tax
 Band: A

Service Charge: 660.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD310865

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jul 1997. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD310865 - 0014