

for sale

offers in excess of **£200,000**



Orchard Corner Hanham Road Kingswood Bristol BS15 8FJ

A purpose build apartment comprising open plan living space kitchen/lounge/diner, two bedrooms and a family bathroom. Benefiting from being situated within close proximity of local amenities and being sold with NO ONWARD CHAIN.

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Accommodation

Communal front door leading through to entrance hallway. Front door leads through into lounge.

Lounge

14' 2" x 13' 5" (4.32m x 4.09m)

Two UPVc double glazed windows to the front aspect. Two electric wall heaters. Telephone point. TV point. Phone for the intercom system. Wall mounted circuit breaker. Thermostat control for the heating system. Door to a cupboard which is housing the tank. Opens through to the kitchen.

Kitchen

7' 8" x 6' (2.34m x 1.83m)

Down lighters. Range of base units and drawers with work tops over with tiled splashbacks and matching wall units with a built-in wine rack. Space for a washing machine. Space for a fridge freezer. Integrated electric oven and grill with an inset four ring electric hob with an extractor above. Stainless steel single bowl sink unit and drainer with a mixer tap.

Bedroom One

11' 11" into the bay x 8' 3" plus the recess (3.63m into the bay x 2.51m plus the recess)

UPVc double glazed window to the front aspect. TV point and telephone point. Electric wall heater. Built in double wardrobe with a hanging rail and a cupboard above.

Bedroom Two

9' 8" x 9' 1" plus door recess (2.95m x 2.77m plus door recess)

UPVc double glazed window. Electric wall heater. TV point.

Bathroom

Extractor fan. Chrome heated towel radiator. Low level flush wc. Pedestal wash hand basin with a mixer tap. Bath with twin grip handles with a mains shower over and tiled surround and a screen. Double electric shaving point.

Outside

Allocated parking space.









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
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Property Ref: KWD310691 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1630.20

Ground Rent: 300.00

view this property online connells.co.uk/Property/KWD310691

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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