



Crates Close, Kingswood Bristol BS15 4BU

welcome to

Crates Close, Kingswood Bristol

This particularly spacious apartment benefits from a desirable location, very well proportioned rooms throughout, communal gardens, allocated parking space and huge amounts of natural light. We foresee that this will suit home buyers and investors in equal measure,

Crates Close Communal Areas

Well presented communal areas leading to all apartments.

First Floor Private Entrance

Private door leading into central hallway.

Hallway

Very well proportioned which really accentuates the space as found throughout. Finished with wooden laminate flooring, ceiling lights and wall mounted radiator. Leads to all areas with the kitchen and living room being firstly accessible.

Living Room

14' 8" max x 15' max (4.47m max x 4.57m max)
The well proportioned space with window to the front aspect offers more than ample room for lounging furniture and a dining table if so required, As throughout, this space is light and bright offering somewhere great to relax.

Kitchen

12' 1" max x 6' 6" max (3.68m max x 1.98m max)
The well proportioned kitchen with window is complete with wall and base units, continuation of laminate flooring, fitted oven with electric hob, undercounter washing machine space and further space for a stand-alone fridge and freezer.

Bedroom 1

16' 9" max x 14' 4" max (5.11m max x 4.37m max)
The primary bedroom is finished to the same standard and benefits from two windows for added light/outlook; and space for a large bed and ample subsidiary furniture and/or desk etc. Finished with carpet and spotlight cluster ceiling light.

Bedroom 2

15' 8" max x 9' 10" max (4.78m max x 3.00m max)
The second bedroom again offers great dimensions. Space here for a double or king sized bed alongside storage furniture and desk should that be required. Finished as Bedroom 1 with carpet and spotlight cluster ceiling light.

Bathroom

8' 5" max x 7' max (2.57m max x 2.13m max)
Modern and contemporary bathroom with three piece suite plus shower over plus window. Finished with grey wood effect flooring, heated towel rails and bulk-head light.

External/Additional

Pleasant communal gardens and allocated parking.

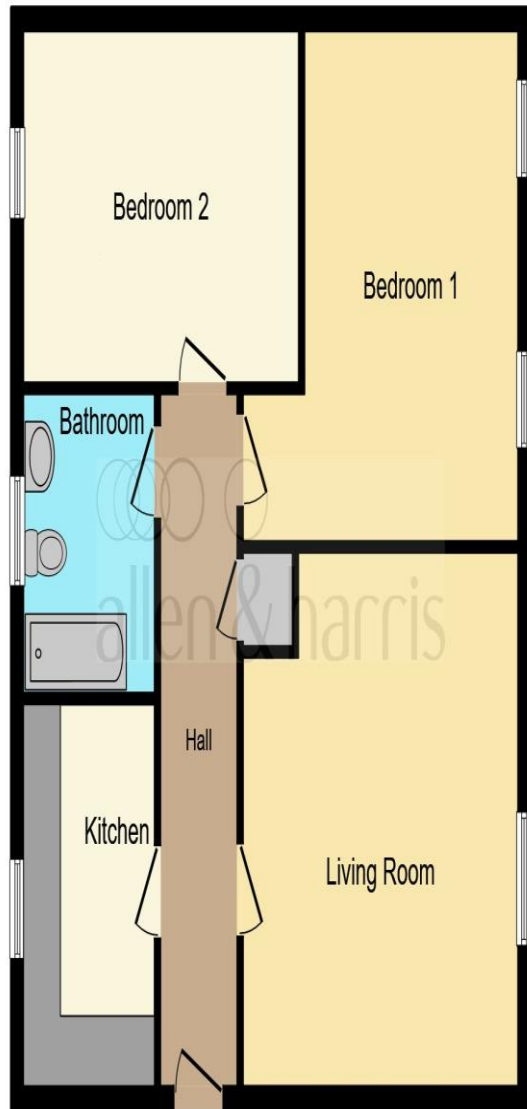
Agents Notes

In accordance with the Estate Agents Act 1979, the seller of this property is an employee of Sequene UK Ltd.

We have been advised by the vendor that the 999 year lease started on 31/12/1990, the ground rent is £40 p/a and the service charge is £2500 p/a.

We recommend that all legal and financial advise is checked independently.

*As per the photographs, the room configuration shows the living room being used as a guest room at present.



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



welcome to
**Crates Close,
Kingswood Bristol**

- Desirable Kingswood Location - NO CHAIN / Allocated Parking
- ** Notably Spacious Apartment - 75m2 **
- Two Well Proportioned Double Bedrooms
- Similarly Spacious Living Room and Kitchen
- First Floor with Light and Views

Tenure: Leasehold EPC Rating: C

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.

£180,000



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the

view this property online allenandharris.co.uk/Property/STG109313



Property Ref:
STG109313 - 0006

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allen & harris



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk