

**Crates Close, Kingswood Bristol BS15 4AF** 

#### welcome to

## **Crates Close, Kingswood Bristol**

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

Crates Close Entrance Hallway

16' 2" max x 6' 10" max ( 4.93m max x 2.08m max )

**Living Room** 

14' 6" max x 12' 3" max ( 4.42m max x 3.73m max )

Kitchen

9' max x 6' 8" max ( 2.74m max x 2.03m max )

**Bedroom One** 

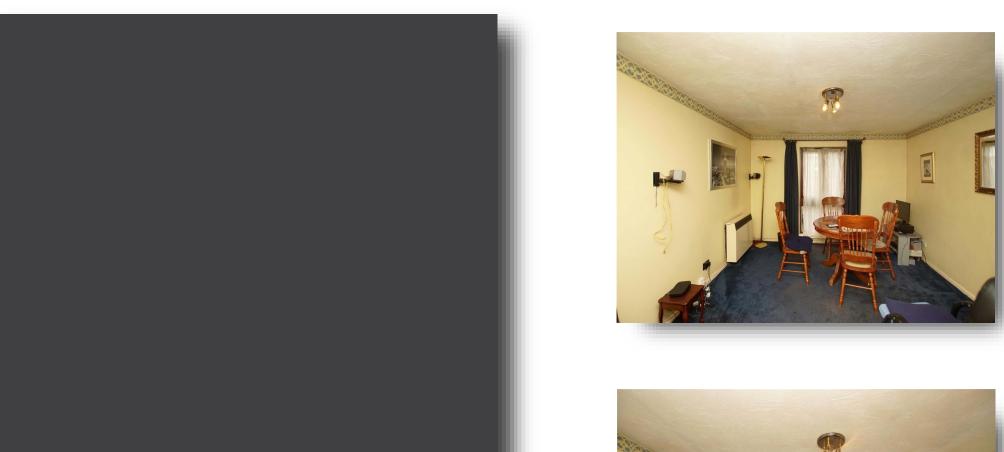
10' 6" max x 9' 10" max ( 3.20m max x 3.00m max )

**Bedroom Two** 

12' 8" max x 6' 8" max ( 3.86m max x 2.03m max )

**Bathroom** 

6' 6" max x 6' 10" max ( 1.98m max x 2.08m max )





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- NO ONWARD CHAIN
- TWO DOUBLE BEDROMS
- SPACIOUS LIVING ROOM
- SECOND FLOOR APARTMENT
- **COMMUNAL GARDENS**

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1360.00

Ground Rent: 25.00

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.

£170,000



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Property Ref: STG109765 - 0002 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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