



KINGSWAY
KINGSWOOD, BRISTOL, BS15 8BF
£195,000





- Ground Floor**
- Entrance Hall**
- First Floor**
- Hallway**
- Living Room**
19'11 x 12'0
- Kitchen**
9'10 max x 8'2
- Bedroom One**
13'7 max x 13'6 max
- Bedroom Two**
10'6 x 8'3
- Shower Room**
6'8 x 4'6
- WC**
4'1" max x 6'3" max
- External**
- 1 x Allocated Parking Space**
- Garage**
15'5 x 8'10

M Coleman Estate Agents are delighted to present this well-located two bedroom first-floor apartment set above a small rank of local shops in Kingswood. Enjoying its own private entrance, the property combines everyday convenience with light, well-balanced accommodation and the rare advantage of both off-street parking and a garage with power and light, accessed via a side lane.

A private front door opens to a welcoming hall with a handy store cupboard and stairs rising to the first floor. All rooms radiate from a central hallway, creating an easy, practical flow. The lounge is a comfortably proportioned space with a broad double-glazed window that draws in natural light. Separate from the living area, the kitchen features sleek white high-gloss cabinetry, contrasting dark worktops plus space for a freestanding cooker and washing machine, ideal for those who prefer to keep cooking distinct from relaxation. An open cupboard in the hall adjacent to the kitchen offers further space for a fridge freezer.

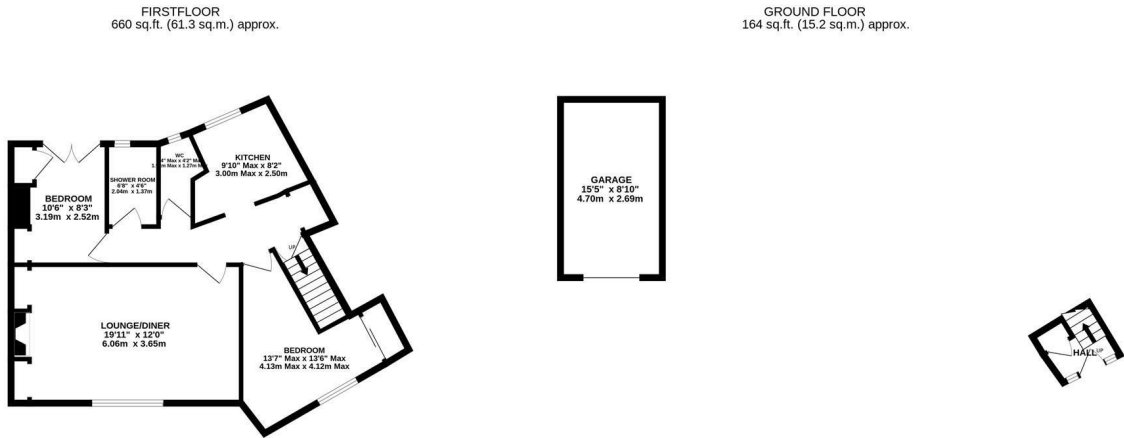
There are two bedrooms: the larger is a genuinely good-sized double with ample fitted wardrobes; the second is a bright, airy room enhanced by a Juliet-style balcony. Completing the layout is a WC/cloakroom and a separate shower room fitted with a mains-plumbed walk-in shower and basin. Both enjoy obscured double-glazed windows for privacy and ventilation.

Externally, the property benefits from a parking space to the front in addition to the aforementioned garage with secure roller door, power and light; an asset that provides excellent storage for bikes and hobbies.

Positioned moments from Kingswood's high-street amenities, cafés and frequent bus links into Bristol, the setting will appeal to first-time buyers, downsizers and investors alike who value low-maintenance living without compromising on practicality.



FLOOR PLAN

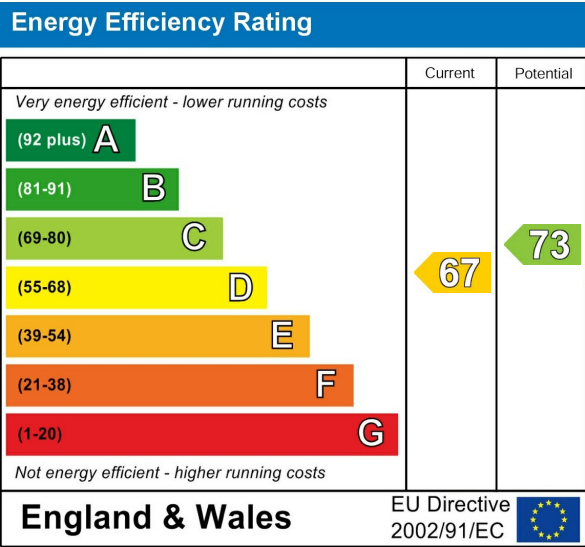
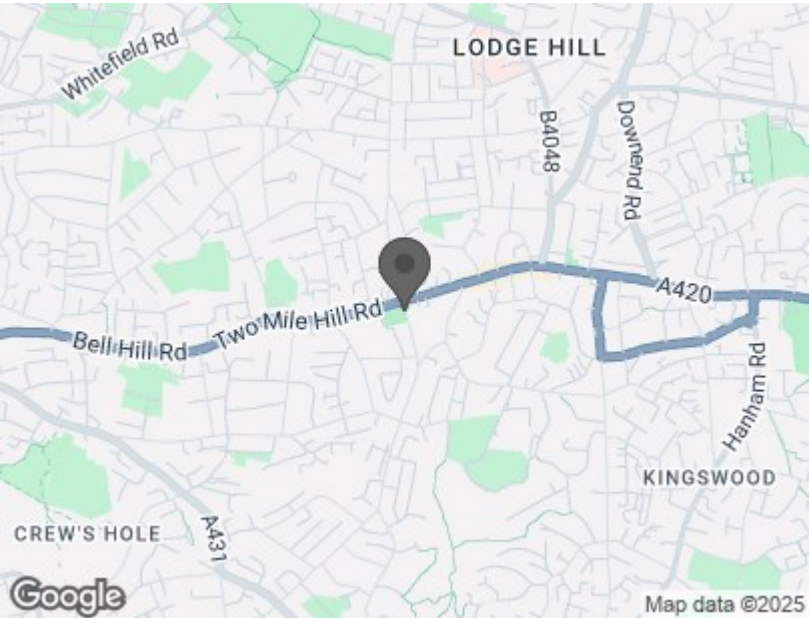


TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



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