

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

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28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



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36 Kingsway Park Tower Lane, Warmley, Bristol, BS30 8XW

Offers In Excess Of £75,000



Council Tax Band: A | Property Tenure: Freehold

CASH BUYERS ONLY!! OVER 50'S!! NO CHAIN!! ONE BEDROOM PARK HOME!! GARDEN!! PARKING!! Blue Sky are delighted to offer for sale this one bedroom park home located on Kingsway Park in Warmley. Location is ideal as local amenities are close by as well as ring road connections. The accommodation comprises: entrance hall, kitchen, lounge, bedroom and shower room. Externally you will find driveway parking and garden. Sure to attract quick interest, call today to arrange your viewing!!



Hall
4'11" x 2'11" (1.50m x 0.89m)
Double glazed door to side.

Lounge
10'9" x 9'8" (3.28m x 2.95m)
Double glazed window to front, radiator, double glazed door to side.

Kitchen
6'2" x 9'6" (1.88m x 2.90m)
Double glazed windows to both sides, radiator, wall and base units, worktops, sink and drainer, electric oven and gas hob, space for low level appliance, wall cupboard housing gas combi boiler, wood effect flooring.

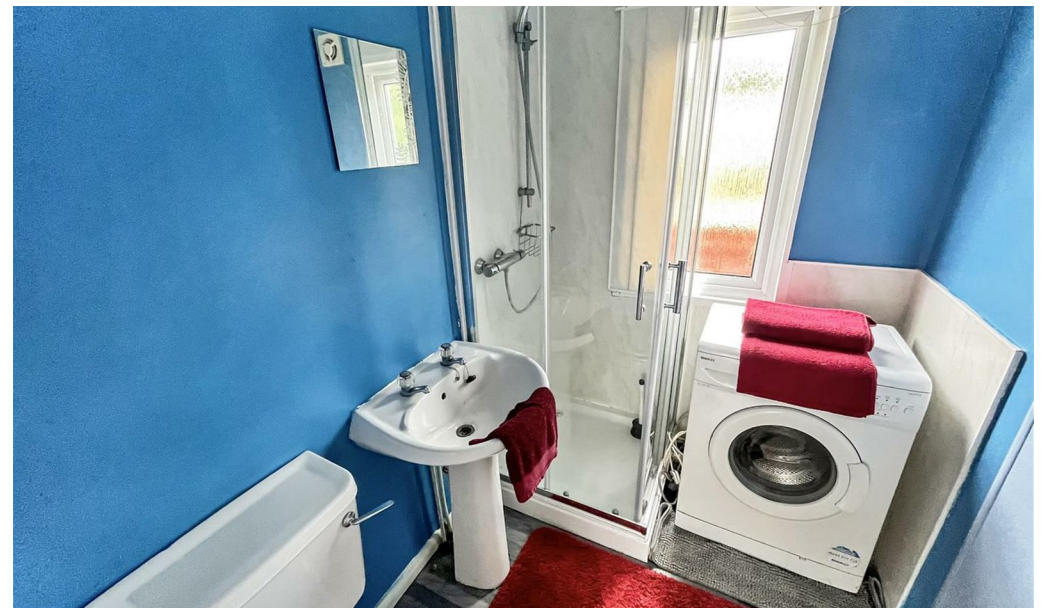
Bedroom
8'10" x 9'7" (2.69m x 2.92m)
Double glazed window to side, radiator, fitted wardrobe housing fuse board.

Shower Room
6'6" x 4'11" (1.98m x 1.50m)
Double glazed window to side, extractor fan, shower cubicle, wash hand basin, WC, radiator, UPVC coverings, wood effect flooring, plumbing for washing machine.

Parking
Parking to front and side of property.

Gardens
Steps up to front door, canopy over front door, gravel area, tree, two sheds, area for gas bottles.

Agent Note
The vendor has advised the site charge is approx. £193.87 per month. The next service charge review is January 2024. The property is not freehold or leasehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

