

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/drainaged, 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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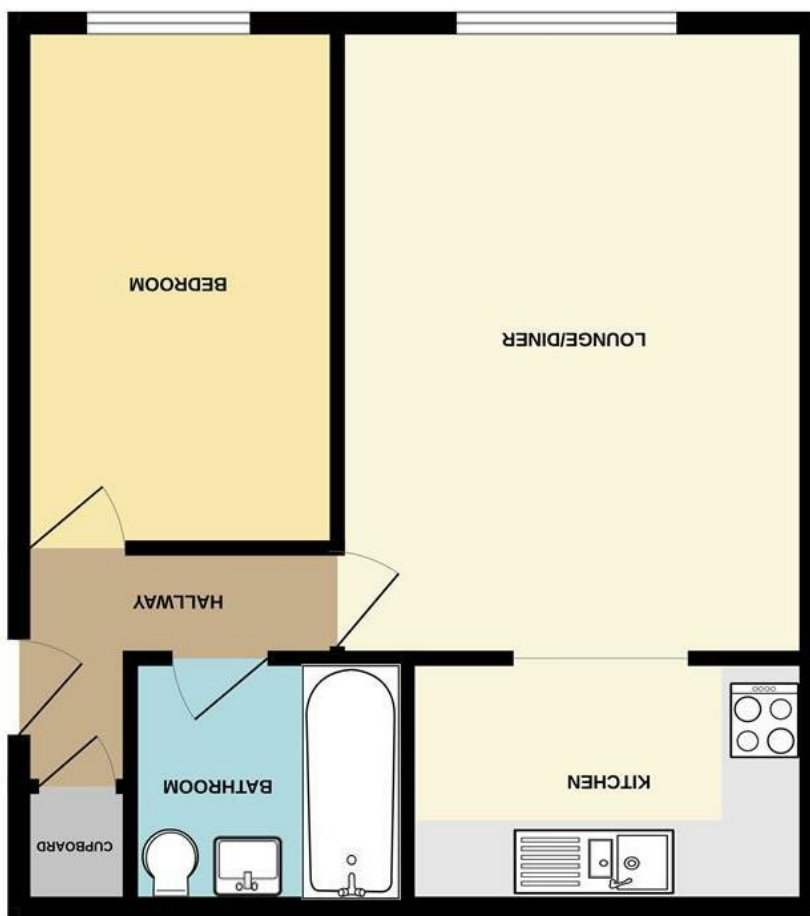
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



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GROUND FLOOR



46 Crates Close, Kingswood, Bristol, BS15 4AF
Offers In Excess Of £160,000



Council Tax Band: A | Property Tenure: Leasehold

EVERYTHING YOU NEED ON YOUR DOORSTEP! Tucked away in a leafy development built in the 90's, this property also benefits from a wealth of amenities right on the doorstep. Just across the road from the development is a convenience store for those early morning milk emergencies, just up from there is Kingswood Library, and further up again is the beautifully tended formal gardens in Kingswood Park with bowls club, children's play area, and tennis courts! You are only a stones throw from Kingswood Shopping Centre with all its shop's cafe's, bars and restaurants and from here there are excellent bus links to Bristol and Bath. The property also benefits from easy access to the A4174 leading to Keynsham, Bath and the M4/M5 motorway network, and if cycling is more your thing the Bristol to Bath Cycle Path is just across the ring road where you will find Warmley Forrest and the open green space of Siston Common, you really couldn't ask for more! The apartment itself is located on the ground floor and boasts generous room sizes comprising, lounge/diner with opening to the kitchen, double bedroom and bathroom all leading off the hallway. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property offers a fantastic option and comes with a lovely long lease, reasonable management charges and no onward chain!



Communal Hallway

Wooden glazed panel door to communal hallway, inset door mat, further door to inner hall where you'll find the front door to the apartment.

Hallway

2'11" widening to 6'8" x 8'0" narrowing to 2'9" (0.89 widening to 2.04 x 2.44 narrowing to 0.85) Recessed storage cupboard housing hot water tank, entry phone, fuse board.

Bedroom

13'3" x 8'3" (4.05 x 2.54) Double glazed window to front, electric panel heater.

Bathroom

7'0" x 6'4" (2.15 x 1.94) Extractor fan, wall mounted electric heater, tiling to walls, light with shaving point, white suite comprising: panelled bath with shower over, pedestal wash hand basin, and WC.

Lounge / Diner

13'9" x 12'1" (4.2m x 3.7m) Double glazed tall windows to front with Juliet balcony, electric panel heater, opening to kitchen.

Kitchen

6'4" x 10'4" (1.94 x 3.15) Extractor fan, range of wall and base units with worktop over, tiling to walls. 1 1/2 bowl sink and drainer with mixer tap over, single electric oven, inset electric hob above, space for tall fridge/freezer, space and plumbing for washing machine.

Communal Parking

The property benefits from onsite residents parking, offered on a first come first served basis.

Communal Gardens

The development is surrounded by well tended communal gardens/green space.

Agents Note

The vendor has confirmed that the property is leasehold, there are 965 years remaining on the lease, with an annual service charge of £1,200 and an annual ground rent charge of £25. The Management company is First Port.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	

