



TOP FLOOR FLAT
Made with Miroppx ©2022

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/drainage 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!

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at!

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?





Council Tax Band: B | Property Tenure: Leasehold

TOP FLOOR APARTMENT!! TWO BEDROOMS!! PARKING!! CLOSE TO LOCAL AMENITIES!! Blue Sky are delighted to offer for sale this light and airy two bedroom top floor apartment located in Whitfield House on The Park in Kingswood. The property is ideally located close to local amenities of Kingswood High Street, good access to the ring road and bus stops. This home boasts views from the cosy window seat, perfect for relaxing with a cup of tea! The current owner has greatly improved the property so its all set to move into! The accommodation comprises: entrance hall with storage cupboard, lounge/diner, kitchen, two bedrooms and bathroom with white suite. The property also benefits from allocated parking for one car. Sure to attract quick interest, call today to arrange your viewing!!



Communal Hallway

Accessed via entry phone system, stairs to second floor leading to flat number 13.

Hallway

8'9" x 8'9" max (2.67m x 2.67m max) "L" shaped hallway, radiator, spot lights, fuse board, entry phone, storage cupboard.

Lounge/Diner

15'7" x 15'0" max (4.75m x 4.57m max) Spot lights, radiator, sky light, double glazed window to side with window seat.

Kitchen

9'10" x 6'0" (3.00m x 1.83m) Double glazed sky light to side, range of wall and base units with worktops over, tile splashbacks, gas combi boiler, 1 1/2 bowl sink and drainer with mixer tap over, recess and plumbing for washing machine, space for tall fridge/freezer, extractor fan, cooker hood, 4 burner gas hob, double oven/grill, spot lights.

Bedroom 1

13'8" x 9'3" (4.17m x 2.82m) Double glazed window to front with window seat, radiator, spot lights.

Bedroom 2

9'10" x 6'5" (3.00m x 1.96m) Double glazed sky light to side, radiator, spot lights.

Bathroom

7'6" x 4'11" (2.29m x 1.50m) Double glazed sky light to front, radiator, tiling to walls, spot lights, extractor fan, panelled bath with shower head off taps, pedestal wash hand basin, W.C.

Parking

One allocated parking space in residents car park to rear. Bay 13.

Agent Note

The vendor has advised the lease length remaining is 975 years. No ground rent is paid. The annual service charge is £1,320, this includes buildings insurance.



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	53	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

