



GROUND FLOOR

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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

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Get in touch to arrange a viewing!

Like what you see?





Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN!! Blue Sky are delighted to offer for sale this light and airy two bedroom first 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 has been well maintained by the current owner, all set to move in to!! The accommodation comprises: entrance hall with storage cupboard, lounge/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!!



Entrance Hall

11'8" x 4'5" n/t 2'8" (3.56m x 1.35m n/t 0.81m)
Door to flat, storage cupboard housing fuse board, entry phone system, radiator.

Lounge/Kitchen

11'11" x 16'6" (3.63m x 5.03m)
Two double glazed windows to front, double glazed window to side, radiator, wall and base units with worktops over, tile splash backs, 1 1/2 bowl sink and drainer, wall mounted gas combi boiler, gas hob, cooker hood, electric oven, space for fridge/freezer, space for washing machine.

Bedroom One

11'3" x 8'8" (3.43m x 2.64m)
Double glazed window to side, radiator.

Bedroom Two

10'6" max x 6'0" max (3.20m max x 1.83m max)
Double glazed window to front, radiator.

Bathroom

5'7" x 6'4" (1.70m x 1.93m)
W.C, wash hand basin, enclosed bath with shower head off taps, part tiled walls, radiator, extractor fan.

Parking

One allocated parking bay in the residents carpark, bay 10, 4th bay down on the right hand side when entering the carpark.

Communal

Communal bin store.

Agent Note

The vendor has advised the lease length remaining is approx 976 years. No ground rent is paid. The annual service charge is £1,356, this includes buildings insurance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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		

