



Like what you see?
Get in touch to arrange a viewing!

0117 9328165
 info@bluesky-property.co.uk
 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties and get lots of help at;
www.bluessky-property.co.uk

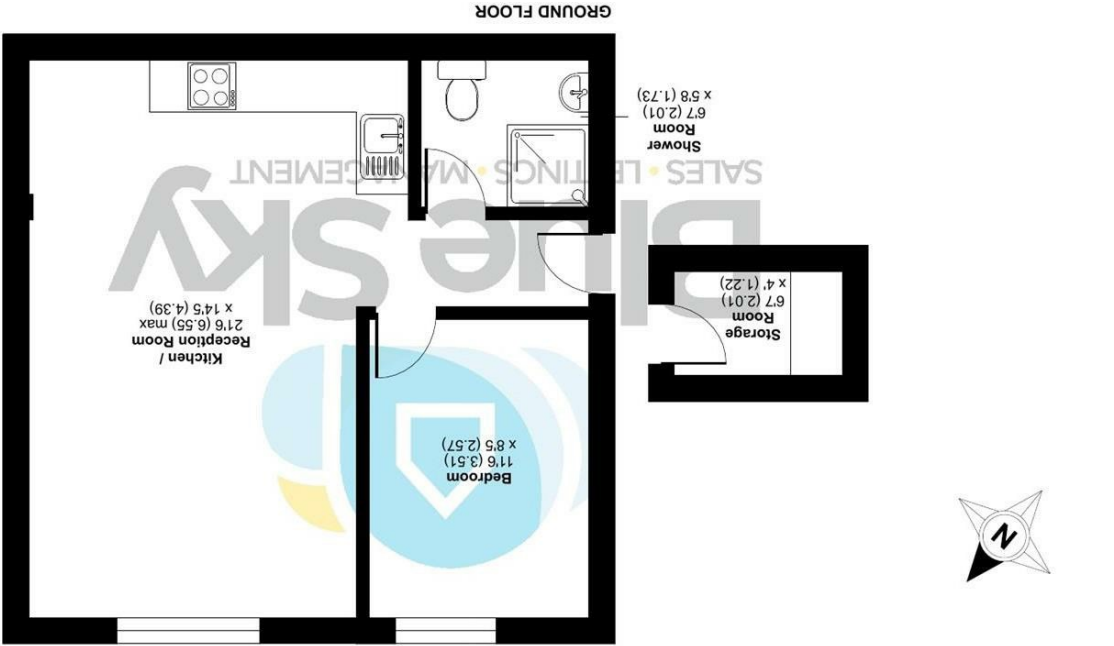
Don't forget to register and stay ahead of the crowd.

The Important Bit

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. 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/draind 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.

Greenbank View, Bristol, BS15

Approximate Area = 465 sq ft / 43.2 sq m
 Outbuilding = 26 sq ft / 2.4 sq m
 Total = 491 sq ft / 45.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2025.
 Produced for Blue Sky Property Solutions Ltd. REF: 1376938





13 Greenbank View Orchard Road, Kingswood, Bristol, BS15 9QU

Offers In Excess Of £160,000



Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN! This superb one bedroom ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-presented open plan living area, creating a warm and inviting space perfect for relaxation and entertaining. The apartment features a comfortable bedroom and shower room, ensuring convenience and privacy. Additionally, the property includes a designated parking bay, a valuable asset in this sought-after area. The property even comes with its very own private store! Residents will appreciate the close proximity to local amenities, making daily errands effortless. Furthermore, Kingswood Park is just a stone's throw away, offering a delightful green space for leisurely strolls or outdoor activities. With no onward chain, this property is ready for you to move in and make it your own! Call today to arrange your viewing!



Hall
Door to apartment, radiator, fuse board, open to kitchen/lounge/diner.

Kitchen/Lounge/Diner
21'6" max x 14'5" (6.55m max x 4.39m)
Entry phone system, double glazed window to rear, radiator, cupboard housing gas combination boiler, wall and base units with worktops, gas hob, electric oven, cooker hood, sink & drainer, UPVC splash backs, space for fridge, space and plumbing for washing machine, vinyl floor to kitchen area. Measurement includes hall.

Bedroom
11'6" x 8'5" (3.51m x 2.57m)
Double glazed window to rear, radiator.

Shower Room
6'7" x 5'8" (2.01m x 1.73m)
Shower cubicle, wash hand

basin, W.C, extractor fan, heated towel rail, part UPVC wall panels, vinyl flooring.

Private Store
6'7" x 4'0" (2.01m x 1.22m)
Locked private store opposite apartment front door, light.

Parking Bay
Allocated parking space for one car. Bay 13. Located close to the communal door to enter the building.

Communal Area
Communal grounds and bin store.

Agent Note
The vendor has advised the lease remaining is 979 years (999 year lease from 2005). There is no yearly ground rent charge and the yearly service charge is £1,110.60p. This charge is reviewed every year.



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

