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Get in touch to arrange a viewing!

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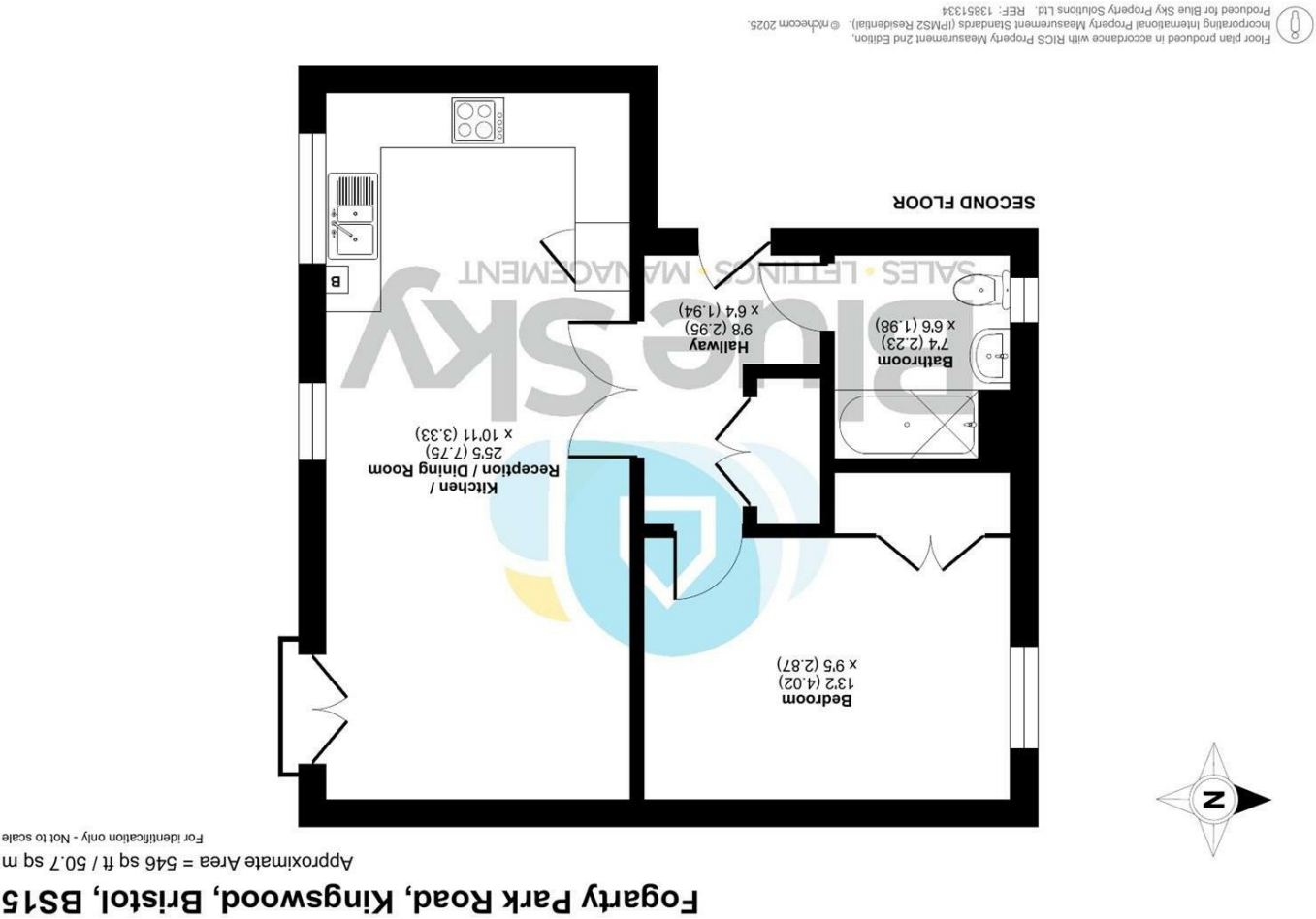
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**The Important Bit!**

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, 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.

SALES • LETTINGS • MANAGEMENT

**Blue Sky**



9 Fogarty Park Road, Kingswood, Bristol, BS15 8FR

Guide Price £180,000





Council Tax Band: A | Property Tenure: Leasehold

Don't miss out! Smartly presented one bedroom apartment! This property offers a great opportunity to either get onto the property ladder, or as an investment purchase. With integrated appliances, gas central heating and a bright décor, this home is sure to create lots of interest. On entering this home, you are bound to be struck by the space and layout. The generous open plan lounge/dining/kitchen space provides a lovely area in which to relax, unwind and to create those culinary delights. There is an allocated off street parking space plus a communal bin store and separate lockable communal bicycle store. Kingwood is always a popular choice, with its' access to Bristol city centre, along with a great choice of retail and leisure facilities. Be sure to arrange your appointment to view! Call Blue Sky!



**Communal Hallway**  
Intercom system, letter boxes, door to communal hallway, stairs to apartments.

**Hallway**  
9'8" x 6'4" (2.95m x 1.93m)  
Entrance door, smooth ceiling with recessed spot lights, fuse box, doors to rooms, double storage cupboard, radiator.

**Lounge/Dining/Kitchen Area**  
25'5" x 10'11" (7.75m x 3.33m)  
Lounge area comprises double glazed French door to front aspect with Juliette balcony, smooth ceiling with recess spot lights, TV point, radiator.

**Kitchen Area**  
Kitchen area comprises two double glazed windows to front aspect, fitted kitchen wall and base units with worktops over, wall mounted gas boiler, sink and drainer, electric hob with extractor over, electric oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer.

**Bedroom**  
13'2" x 9'5" (4.01m x 2.87m)  
Double glazed obscured window to rear aspect, smooth ceiling with recess spot lights, double built-in wardrobes, TV point, radiator.

**Bathroom**  
7'4" x 6'6" (2.24m x 1.98m)  
Double glazed obscured window to rear aspect, panelled bath with shower over and shower screen, smooth ceiling with recessed spot lights, extractor, part tiled walls, WC, wash hand basin with tiled splash backs. ladder style chrome heated towel rail.

**External Space**  
1 allocated parking space, lockable bin store plus separate communal lockable bicycle store.

**Agents Note**  
We have been made aware that the lease length is 999 years as of 1st January 2017. There are currently no service charges or ground rent.

