



## 22 South Road

, Kingswood, BS15 8JW

**£975 Per Calendar Month**



PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire, On receipt, we will then contact. VIEWINGS THIS SATURDAY 11TH OCTOBER FROM 11AM TO 12PM \*\*\* Converted First Floor Apartment\*\*\* Nice Size Lounge Kitchenette, Bedroom and Shower Room, Benefits From Gas Central Heating. Available Early November 2025.



Hallway

Communal entrance door leading to the hallway, stairs rising to the first floor with a hand rail. Cupboard which has plumbing for dish washer.

Lounge Kitchenette 16'4" x 11'7" (4.99 x 3.54)

Double glazed bay window overlooking the front and also there is a additional window overlooking the front, ornate fireplace, radiator, selection of wall and base units with work surfaces over, single drainer stainless steel sink unit with tiled splash backs, cooker.

Bedroom 13'2" x 10'4" (4.01 x 3.16)

Double glazed window overlooking the rear, ornate fireplace, radiator.

Shower Room 4'10" x 10'5" (1.48 x 3.18)

Double glazed window, WC, wash hand basin, shower cubicle.

Utility Area 11'2" x 3'1" (3.41 x 0.93)

Plumbed for washing machine, wall mounted boiler which supplies gas central heating system and domestic hot water.

Holding Deposit

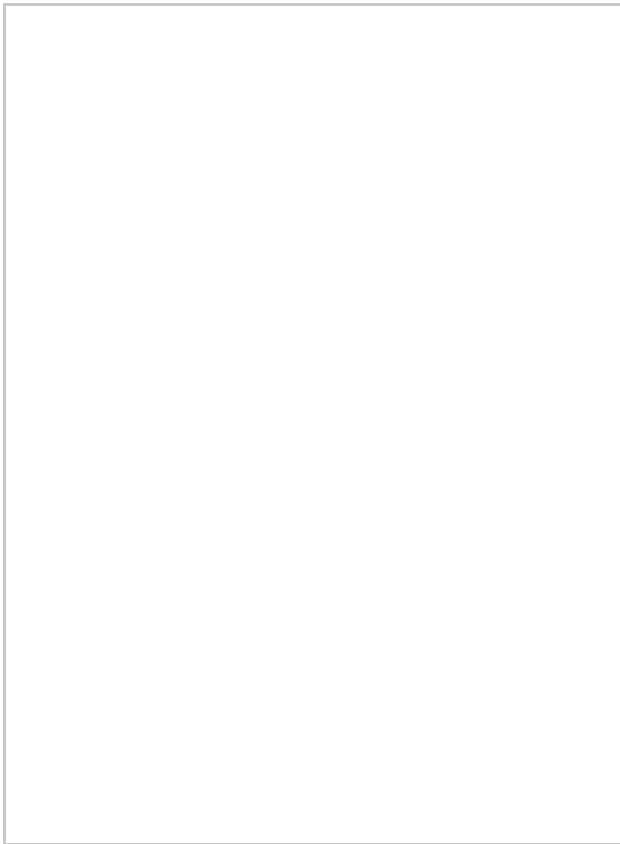
We may withhold your holding deposit should the tenancy not proceed for the following reasons:

- You withdraw from the tenancy
- Failure of a Right-to-Rent check
- You provide false or mis-leading information

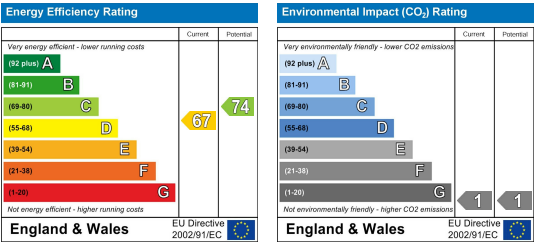
Area Map



Floor Plans



Energy Efficiency Graph



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