



45 Springly Court Grimsbury Road, Kingswood, Bristol, BS15 9RA

Guide Price £180,000



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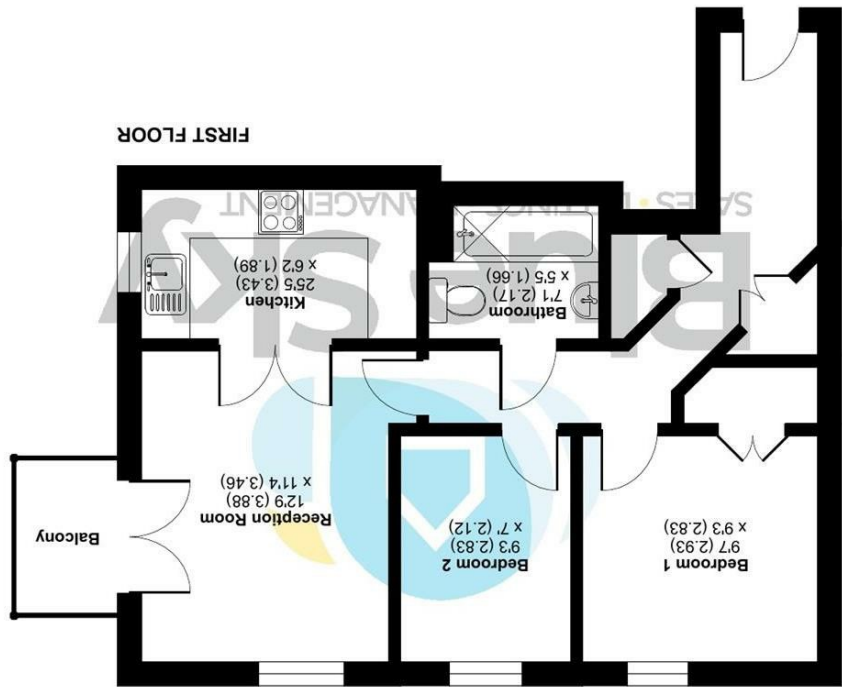
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The Important Bit

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.

Approximate Area = 554 sq ft / 51.5 sq m
For identification only - Not to scale

Springly Court, Grimsbury Road, Bristol, BS15



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1483730



Council Tax Band: B | Property Tenure: Leasehold

CHARMING FIRST-FLOOR APARTMENT LOCATED IN THE DESIRABLE SPRINGLY COURT ON GRIMSBURY ROAD. This well-appointed residence, built in 2002 by David Wilson Homes, offers a comfortable living space of 554 square feet, making it an ideal choice for individuals or small families seeking a modern home. This corner apartment features two inviting bedrooms and a 3-piece bathroom suite, providing ample space for relaxation and rest. The well-designed layout includes a reception room with double doors into the kitchen that serves as a perfect gathering space for family and friends. Natural light floods the living area, creating a warm and welcoming atmosphere. One of the standout features of this property is the delightful private South facing balcony, where you can enjoy your morning coffee or unwind in the evening. Additionally, the apartment comes with one allocated parking space, ensuring convenience for residents with vehicles. With 975 years remaining on the lease, this property offers long-term security and peace of mind. For those who enjoy cycling or motorbikes, the coded bicycle & motorbike stores add an extra layer of practicality & security. Situated in a vibrant community, this apartment is well-connected to local amenities, making it a perfect blend of comfort and convenience. Whether you are looking to invest or find your next home, this property is certainly worth considering. Don't miss the opportunity to make this lovely apartment your own.



Communal Hallway

Intercom entry system into the hallway, stairs & lift provide access to the flat on the first floor, internal access to the underground parking area with coded access to a bicycle store & motorbike store.

Hallway

Intercom entry system, airing cupboard housing water tank, storage cupboard housing fuse box, storage heater.

Lounge

12'9 x 11'4 (3.89m x 3.45m)
Double glazed window to rear, double glazed patio doors to balcony, wood effect flooring, storage heater,

Balcony

Wrought iron balcony accessed via French doors from the lounge.

Kitchen

25'5 x 6'2 (7.75m x 1.88m)
Double glazed window to side, the kitchen consists of a range of wall & base units with work tops over, stainless steel sink with mixer taps & drainer, integrated electric cooker & hob with extractor hood above, part tiled splash backs, wood effect flooring, space for the following appliances:- washing machine, under counter fridge and under counter freezer,

Bedroom 1

9'7 x 9'3 (2.92m x 2.82m)
Double glazed window to rear, built-in wardrobe, electric heater,

Bedroom 2

9'3 x 7' (2.82m x 2.13m)
Double glazed window to rear,

Bathroom

7'1 x 5'5 (2.16m x 1.65m)
Bath with electric shower over, wash hand basin, W.C., wall heater, extractor fan, wood effect flooring, part tiled walls, wall light with shaver point, wall mounted mirror cabinet,

Communal Gardens

Surrounding the building there is access to the communal gardens, bin & recycling stores,

Parking Space

Allocated parking space - bay 47,

Agents Note

Lease started with 999 years from 2002, with 975 years remaining. The ground rent is £270 p/a, next review date is 01/04/2044. The service charge is £2,254.98, this includes the water rates & buildings insurance, it works out at £187 p/m.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	83
(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	

