



**Connells**

Moravian Road  
Bristol



## Property Description

For sale with no onward chain is this well presented purpose built flat accommodation comprises of; entrance hall, open plan living/ kitchen area, two well proportioned bedrooms and a family bathroom suite.

This 2 bedroom top floor flat set in this purpose built development a short walk from Kingswood's shops and amenities is great for first time buyers and investors . Complete with one allocated parking space!

With an inner communal hallway leading the flat's seperate entrance, the flat comprises inner L - shaped hallway, open plan lounge/ diner and kitchen, bathroom, 1 double and 1 single bedroom /study. On-street parking available.

With double glazing and electric heating the flat comes with no chain !

## Entrance

Security paneled entrance door, leading to a communal area with individual letter boxes.

## Lounge/Dining Room

14' 2" x 9' 7" ( 4.32m x 2.92m )

Lounge/Dining Room with kitchen to the right. Double glazed window to side, radiator. TV and Internet Ports.

## Bathroom

5' 4" x 7' 7" ( 1.63m x 2.31m )

Heated towel rail, tiled flooring. Low level WC, roll top bath with mixer tap, shower over bath, pedestal sink with mixer tap, extractor fan and a wall-mounted cabinet,

## Bedroom One

11' 2" x 8' 6" ( 3.40m x 2.59m )

Double glazed window to rear, radiator.

## Bedroom Two

10' 7" x 6' 2" ( 3.23m x 1.88m )

Bedroom has Double glazed window to rear, radiator, wardrobes.

## Kitchen

5' 3" x 9' 4" ( 1.60m x 2.84m )

Kitchen has washing machine.Tiled flooring. Roll edge work surface, fitted units, one and a half bowl sink, integrated oven, integrated hob, over hob extractor

## Agent's Note

All services/ appliances have not, and will not be tested'









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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1 Regent Street Kingswood  
BRISTOL BS15 8JX

EPC Rating: C Council Tax  
Band: B

Service Charge: 672.00 Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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