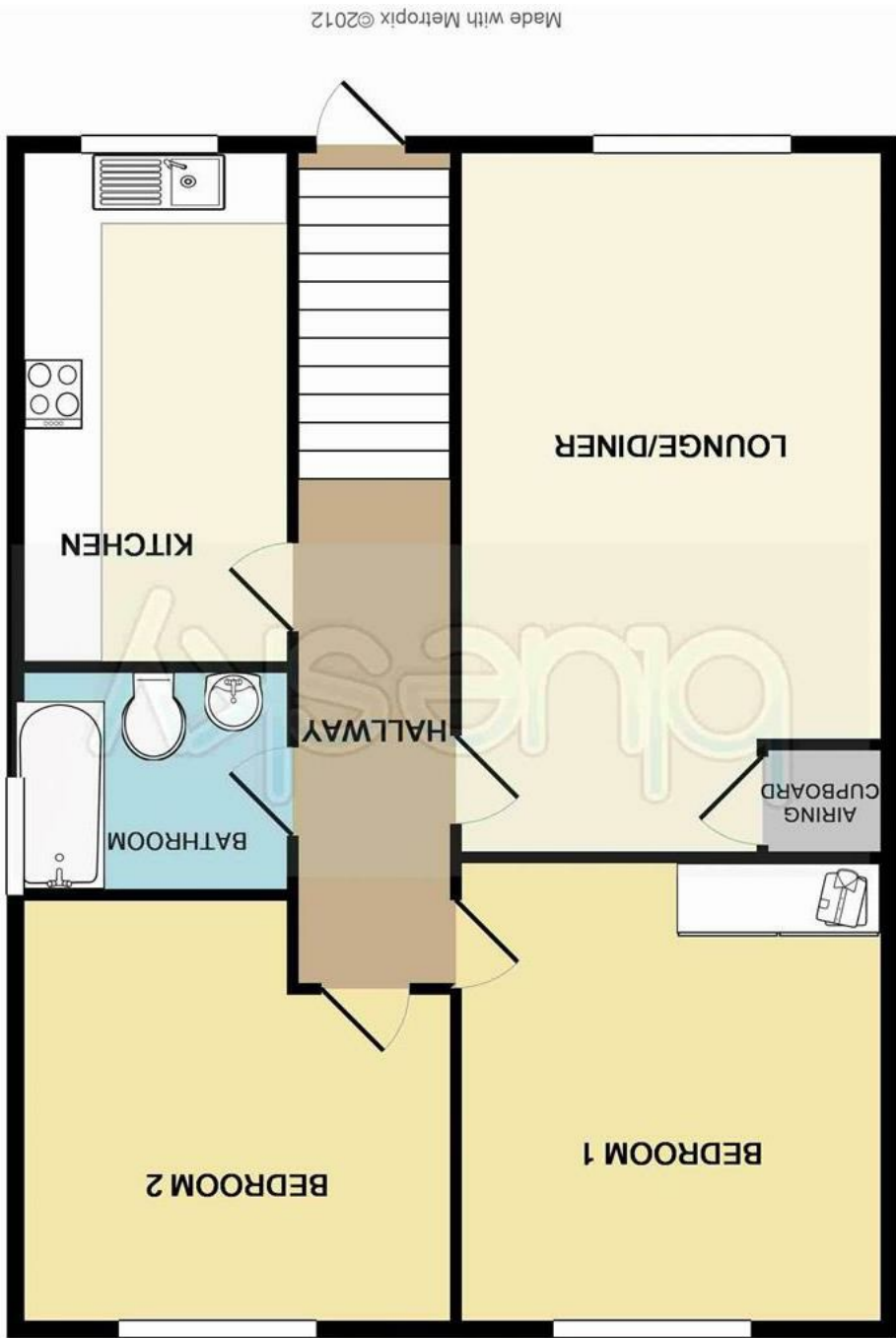




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We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their 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.

The Important Bit

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

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Like what you see?



Council Tax Band: A | Property Tenure:

2 BEDROOM FIRST FLOOR FLAT WITH OWN FRONT DOOR!! OFFERED UNFURNISHED!! AVAILABLE 24th SEPTEMBER 2026!! COUNCIL TAX BAND - A!! This two bedroom flat with fantastic views is located within easy reach to local shops, an local primary school and Kingswood park. There is as well easy access to the A4174 ring road to Bristol, Keynsham and Bath. The accommodation offers; two good sized bedrooms, bedroom one having fitted wardrobes, a bathroom with a modern white suite and a shower over the bath, large lounge/diner and a separate fitted kitchen. Offered Unfurnished!! Further benefits include; gas central heating, double glazing, allocated garden area and lowest council tax band A!! Available 24th September 2026!! Would suit an couple or sharers. Not suitable for students or smokers!!

Council Tax Band C
Holding Deposit 1 week : £380.77
Dilapidations Deposit 5 weeks : £1903.85

AWARD WINNING LETTING AGENT



Lounge/Diner

19'11" x 12'1" (6.07 x 3.68)

Bathroom

Comprising of a 3 piece white bathroom suite, with WC, Wash hand basin and Bath with shower over

Bedroom One

13'2" x 12'1" (4.01 x 3.68)

Bedroom Two

11'1" x 9'9" (3.38 x 2.97)

Kitchen

14'7" x 7'9" (4.45 x 2.36)

Including oven, hob, washing machine and fridge/freezer

Please Note:- Wine cooler in kitchen does not work.

Views



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		

