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

£140,000

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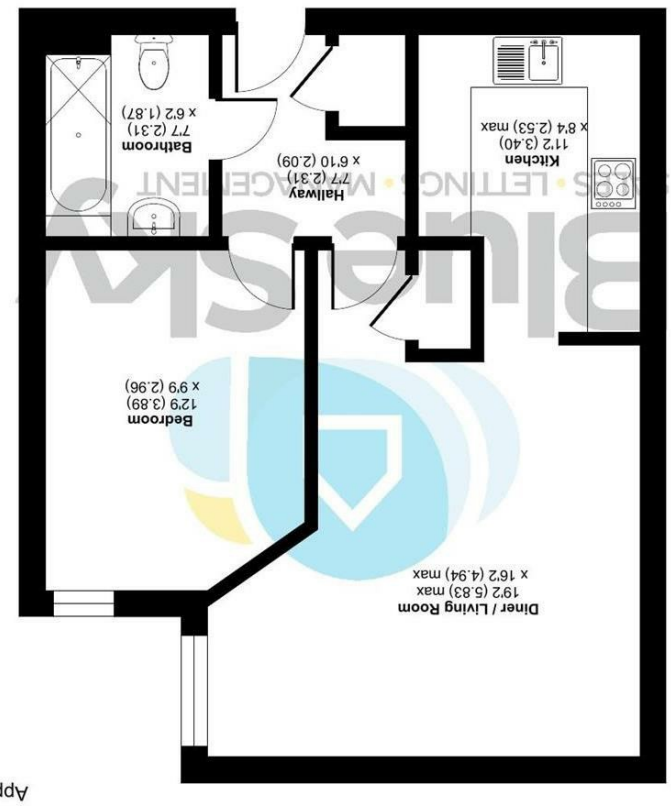
Springly Court, Grimsbury Road, Bristol, BS15

Approximate Area = 565 sq ft / 52.4 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1511060

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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/drained 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.

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Council Tax Band: B | Property Tenure: Leasehold

TOP 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 570 square feet, This well presented apartment features one bedroom and a 3-piece bathroom suite. The well-designed layout includes a reception / dining room room, fitted kitchen. Additionally, the apartment comes with one allocated under ground 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. 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.

Front

Communal Hallway
Lift and stairs leading to all floors, intercom system.

Entrance Hall
7'7 x 6'10 (2.31m x 2.08m)
Door to front, storage cupboard housing hot water tank, loft access, intercom, electric storage heater, doors to all rooms.

Bathroom
Panelled bath with shower over, part tiled walls, wall heater and light with shaver point, pedestal wash hand basin, extractor., W.C..

Bedroom
7'7 x 6'2 (2.31m x 1.88m)
Double glazed window to front, wall mounted electric storage heater, TV point.

Lounge Area
19'2 max x 16'2 max (5.84m max x 4.93m max)
Double glazed window to side, electric storage heater, TV point, telephone point, open to kitchen area.

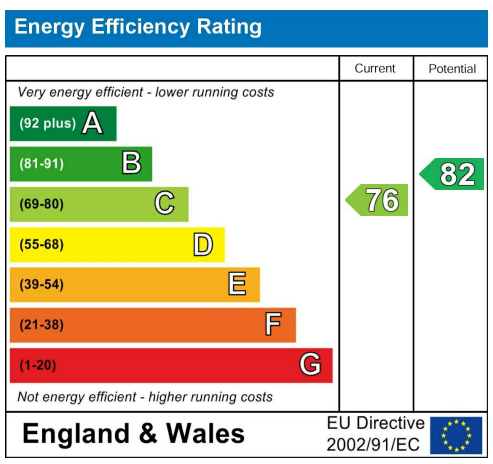
Kitchen Area
11'2 x 8'4 max (3.40m x 2.54m max)
A range of wall and base units with worktops over, space and plumbing for washer / dryer, stainless steel sink and drainer, tiled splash backs, electric hob and oven with extractor over, open to lounge area

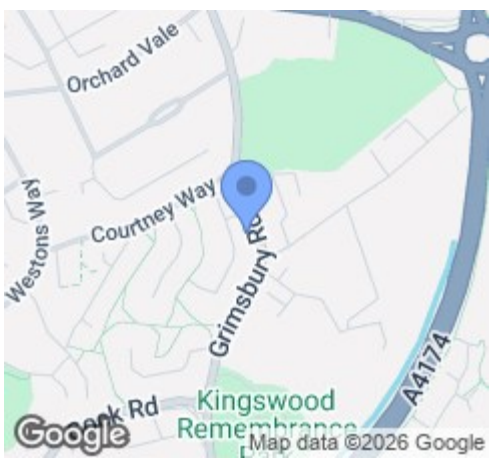
Communal Grounds

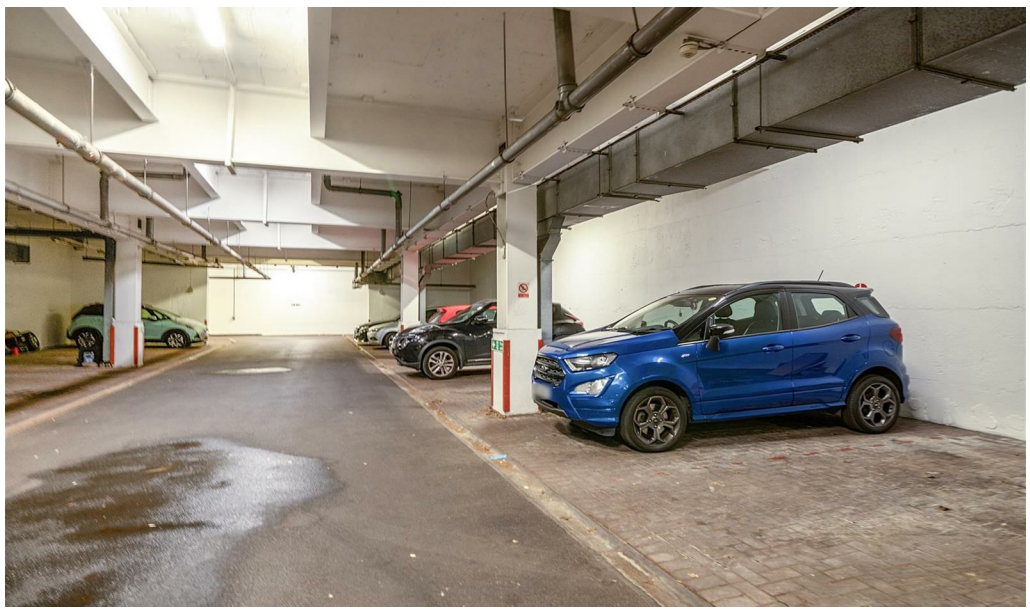
Parking
Underground allocated parking space.

Agent Note
Vendor has informed us that the lease is 999 years from 2002, Ground Rent £270.00 per annum next ground rent review is April 2044 - Management Fee - £2735.26 for 25/26 - £1381.77 for half year 26/27 Management company is First Port, Building Insurance included in Management company fee.

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.







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