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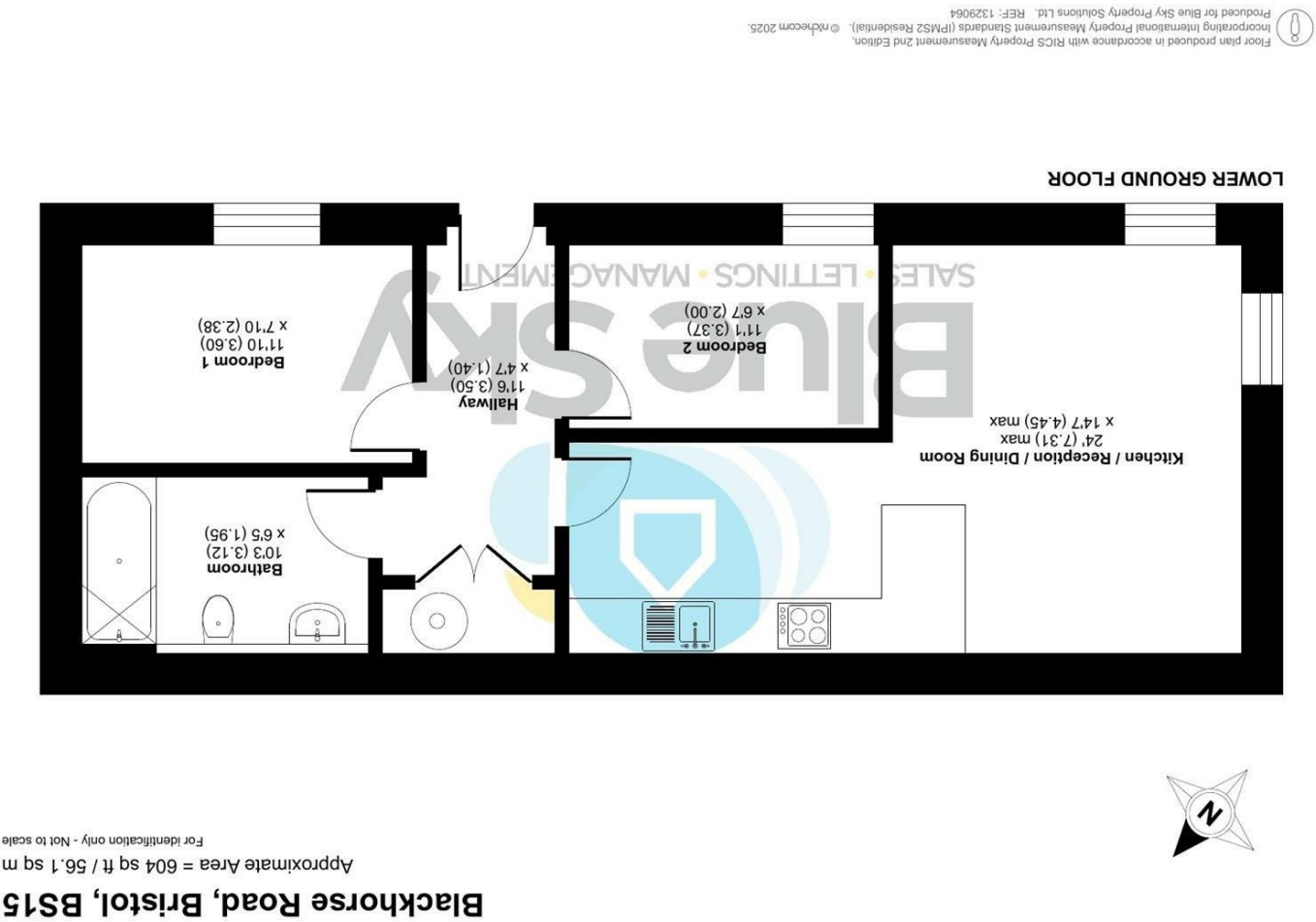
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**The Important Bit!**

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.





Flat 6, Wesleyan Court Blackhorse Road, Kingswood, Bristol, BS15 8DZ

Offers In Excess Of £220,000



Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN! Nestled just off Kingswood High Street is this wonderful two bedroom ground floor apartment located within a Grade II listed converted Chapel, offering a unique blend of historical character and modern living. Offering its own private entrance and views on to the beautiful communal garden you will certainly feel like the King or Queen of this impressive building! The property boasts an entrance hall, open plan lounge/diner/kitchen with dual aspect windows, two good size bedrooms and bathroom with modern suite. Externally you will find an allocated parking space in the residents carpark, beautiful communal grounds and local amenities within walking distance. Don't miss the opportunity to make this exceptional property your own!



Entrance Hall

11'6" x 4'7" (3.51m x 1.40m)  
Double glazed door to front, storage cupboard (fuse board, hot water tank, light, shelf, loft access for maintenance).

Kitchen/Lounge/Diner

24'0" max x 14'7" max (7.32m max x 4.45m max)  
Two double glazed sash windows, wall and base units with worktops over, splash backs, sink and drainer, electric hob and oven, cooker hood, space for washing machine, space for fridge/freezer, breakfast bar, electric heater, integrated dishwasher, under unit lights, L shape room.

Bedroom One

11'10" x 7'10" (3.61m x 2.39m)  
Double glazed sash window, electric heater.

Bedroom Two

11'1" x 6'7" (3.38m x 2.01m)  
Double glazed sash window, electric heater.

Bathroom

10'3" x 6'5" (3.12m x 1.96m)  
Extractor fan, W.C. enclosed bath with shower head off taps, shower screen, wash hand basin with vanity, heated towel rail, spotlights, part tiled walls, wood effect flooring.

Communal Grounds

Communal gardens/grounds, bin store, bike store.

Parking

Bay 6 in the residents car park.

Agent Note

The vendor has advised there is approx 992 years remaining on the lease. The yearly ground rent is approx £189 and the yearly service charge is approx £1,200.



| 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                             | EU Directive 2002/91/EC |           |

