

Connells

The Edge Waters Road
Bristol

The Edge Waters Road
Bristol BS15 8FG

for sale
£230,000







Property Description

Situated within The Edge on Waters Road, this well-presented two-bedroom apartment offers a practical and

spacious layout, ideal for buyers seeking modern, low-maintenance living in east Bristol. The accommodation is

arranged around an entrance hallway, leading into an impressive open-plan kitchen and living area with space for

both relaxing and dining. The kitchen area is integrated into this sociable main room, creating an easy flow for

everyday living and entertaining.

The principal bedroom benefits from its own en-suite shower room, while the second bedroom provides flexible

space for guests, home working or additional bedroom accommodation. A separate family bathroom serves the

apartment, adding convenience for residents and visitors alike. The supplied floor plan indicates an approximate

overall area of 65.9 sq m (710 sq ft).

Waters Road is located in the Kingswood area of east Bristol, with access to everyday shopping, local services

and nearby road links towards Bristol city centre and the wider region. This appealing apartment combines

comfortable internal accommodation with a convenient residential setting. Viewing is recommended to appreciate

the layout and proportions.

Entrance Hallway

Providing access to the open-plan living accommodation, both bedrooms and the main bathroom.

Open-Plan Kitchen/Living Area

23' 6" x 17' 2" (7.16m x 5.23m)

A generously proportioned, versatile reception space with windows providing natural light. The kitchen is positioned within the open-plan arrangement, with space for lounge and dining furniture. The supplied plan illustrates fitted kitchen units and sink/cooking positions; fittings should be confirmed on inspection.

Principal Bedroom

12' 10" x 8' 8" (3.91m x 2.64m)

A comfortable double bedroom with a window providing natural light and direct access to the private en-suite shower room.

En-Suite Shower Room

5' 11" x 5' 9" (1.80m x 1.75m)

Accessed from the principal bedroom; the supplied floor plan depicts a shower enclosure, wash hand basin and WC.

Bedroom Two

A particularly long second bedroom with windows shown on the supplied plan, offering flexibility for sleeping accommodation, guest use or home working.

Bathroom

9' 2" x 4' 11" (2.79m x 1.50m)

Separate bathroom accessed from the hallway; the floor plan depicts a bath, wash hand basin and WC.

Agent's Note

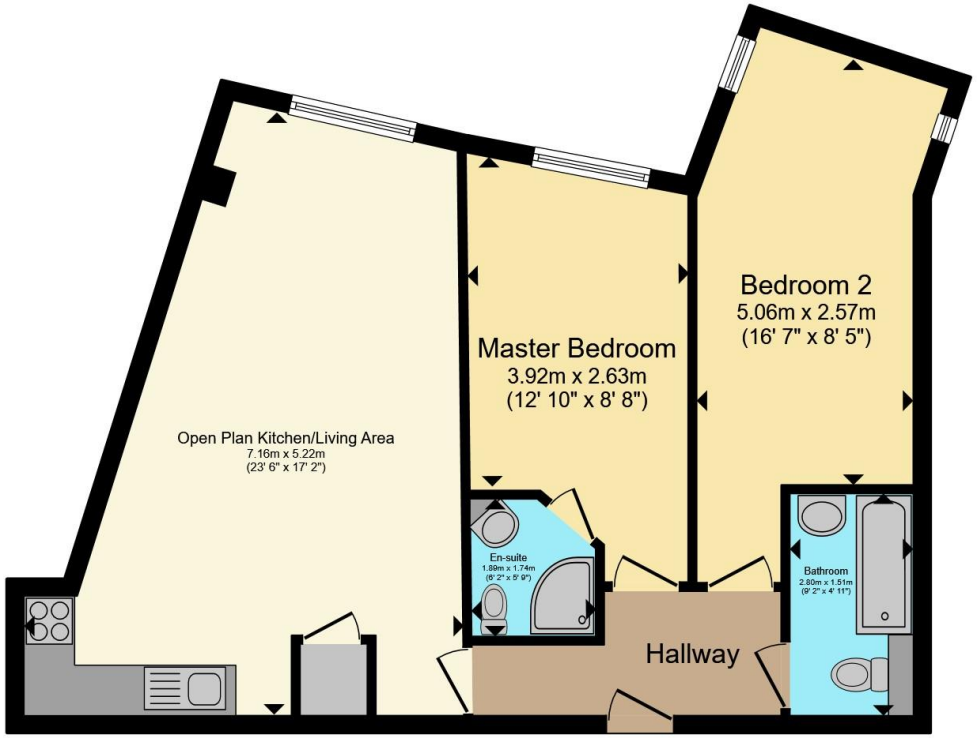
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Total floor area 65.9 m² (710 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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