



40869

Connells

Flat 3 Claremont Street  
BRISTOL



## Property Description

This upper-floor apartment provides practical accommodation with one bedroom and an open-plan kitchen and living space. Positioned within the popular BS5 area, the property benefits from convenient access to Bristol city centre, transport links, and local amenities. The area continues to attract strong interest due to its accessibility and community feel, making it ideal for first-time buyers or investors. NO ONWARD CHAIN!

## Entrance/Hallway

Stairs leading to the front door which leads into the entrance hallway.

## Lounge/Kitchen

15' 7" x 8' 10" ( 4.75m x 2.69m )

UPVC double glazed window, laminate flooring, central heating radiator, a range of base units and drawers, integrated oven and grill with inset of four rings electric hob, a single bowl stainless sink, wall storage shelves, integrated dishwasher.

## Bedroom

14' 2" max x 12' 5" max ( 4.32m max x 3.78m max )

Laminate flooring, double glazed window, central heating radiator.

## Laundry Room

Integrated washing machine and fridge/freezer, storage units, wall mounted boiler, double glazed window.

## Landing

Access to the loft space, central heating radiator.

(Bottom of stairs): room for 2x bicycles and the floor is rubber tiled

## Bathroom

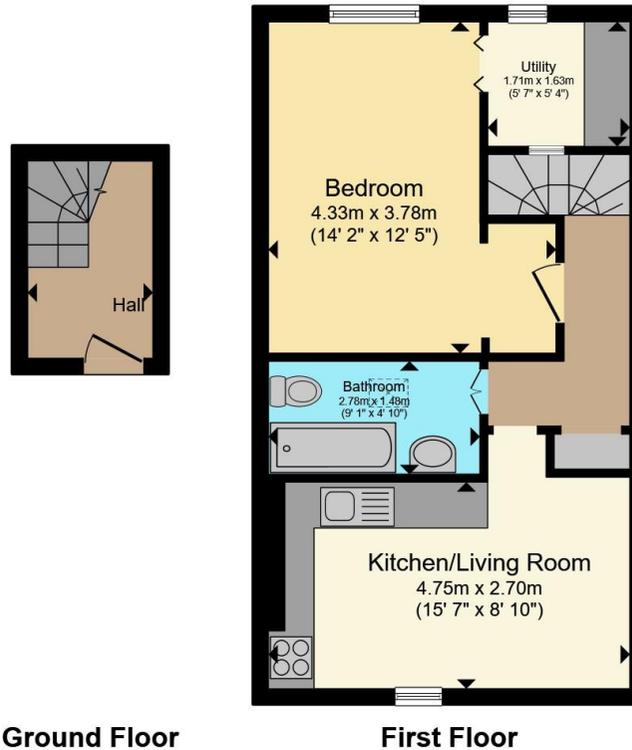
9' 1" x 4' 10" ( 2.77m x 1.47m )

A hand wash basin, low level flush wc, a wooden panelled bath tub, central heating radiator, skylight window, laminate flooring, wooden storage units, partly tiled around, loft access.









Total floor area 45.6 m<sup>2</sup> (491 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](http://www.propertybox.io)



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1 Regent Street Kingswood  
BRISTOL BS15 8JX

EPC Rating:  
Awaited

Council Tax  
Band: A

Service Charge: Ask  
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Ground Rent:  
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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.



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