



Connells

Park Side View Hanham Road
Bristol



Property Description

This well-maintained two-bedroom maisonette is arranged over two floors. The ground floor offers a spacious

open-plan kitchen/living area, a useful downstairs WC and a second bedroom, while the first floor provides a

generous main bedroom, family bathroom and loft access from the landing. The property is fully electric, features

modern fittings throughout and benefits from an allocated parking space to the rear, making it an ideal first-time purchase or investment opportunity.

Entrance Hall

From the front door, smooth ceilings, laminate wood flooring, fuse box and telecom point, space for

coats and shoes, electric wall-mounted heater

Kitchen / Lounge

15' 7" max x 14' 8" max (4.75m max x 4.47m max)

Double glazed windows to the side aspect, smooth ceilings, laminate wood flooring, built-in storage

cupboard, open-plan living space with kitchen area comprising wall and base units with worktops over, electric hob with extractor over, low-level electric oven, integrated fridge freezer, sink unit with drainer and mixer tap, partly tiled walls, space for washing machine, electric wall-mounted heater.

Downstairs Cloakroom

Obscure window, smooth ceilings, laminate wood flooring, WC, wash hand basin with mixer tap,

partly tiled walls, extractor fan, chrome heated towel rail.

Bedroom Two

9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed window to the front aspect, smooth ceilings, laminate wood flooring, electric wall-mounted heater

First Floor Landing

Bedroom One

14' 7" x 11' 8" (4.45m x 3.56m)

Double glazed window to the front aspect, smooth ceilings, laminate wood flooring, built in walk-in wardrobe, TV point, electric wall-mounted heater.

Bathroom

8' 9" x 5' 7" (2.67m x 1.70m)

Skylight window, tiled flooring, panelled bath with shower over, partly tiled walls, WC, wash hand basin with mixer tap, chrome heated towel rail.

Parking

Allocated parking space located to the rear of the building.

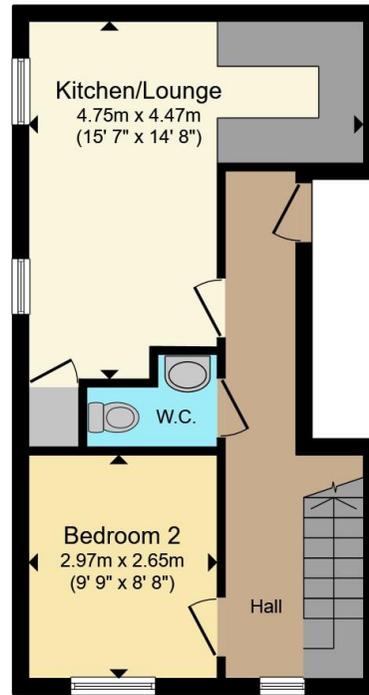




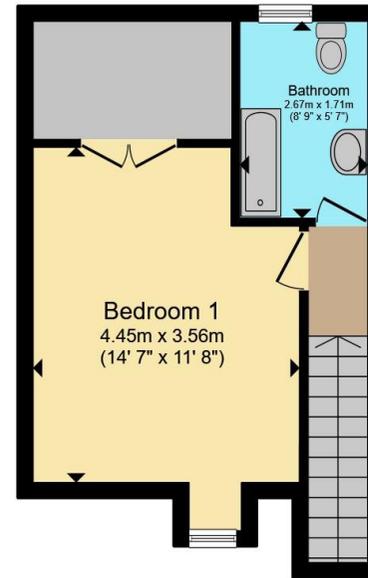


Connells
017 930 3013
FOR SALE

VIEW



Ground Floor



First Floor

Total floor area 64.1 m² (690 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



To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C Council Tax
Band: B

Service Charge:
2095.54

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311232

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311232 - 0006