



## 77 Elmtree Way, Kingswood, Bristol, BS15 1FF

£215,000

A fine two bedroom first floor flat with off-street parking. The property offers spacious and comfortable living accommodation, comprising hallway with entry video phone, open plan living room/fitted kitchen with appliances and dining area, two double bedrooms (master ensuite) and bathroom. The property boasts double glazing and has electric heating. Situated in this convenient development, close to Kingswood High Street, bus routes and good access to the ring road. Leasehold 116 years remaining. £356 annual ground rent, £1255.20 annual maintenance fee. Energy Rating B. Council Tax Band B.

### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.

- Two Double Bedrooms
- Fitted Kitchen with Appliances
- Living Room
- Bathroom
- Ensuite
- Double Glazing
- Electric heating
- Popular Location
- Off-Street Parking
- Vacate Possession From April



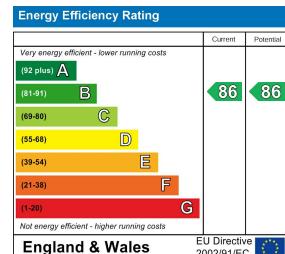
## Floor Plan



## Area Map



## Energy Efficiency Graph



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