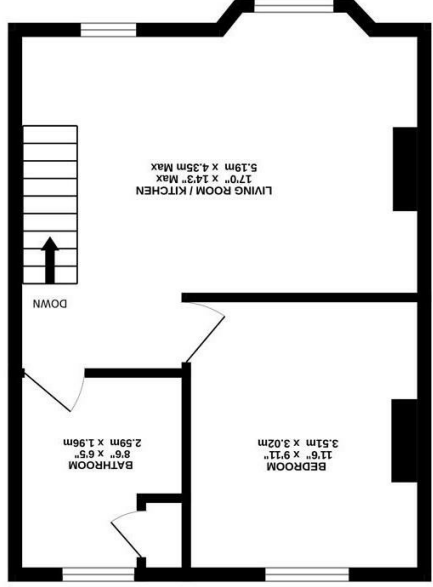


## FLOOR PLAN



1ST FLOOR  
203 sq ft (25.9 sq.m.) Approx.



GROUND FLOOR  
14 sq ft (1.3 sq.m.) Approx.

TOTAL FLOOR AREA: 397 sq ft (36.9 sq.m.) approx.  
 Measurements are taken to the finished floor level of finished carpeted areas. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for general guidance only and should be used as a guide only. Made with Metropac 2020.

## AREA MAP



Energy Efficiency Rating	
Potential	94
Current	74
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	
EU Directive 2002/91/EC	
England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



**SOUNDWELL ROAD**  
**SOUNDWELL, BRISTOL, BS15 1JT**

**£170,000**



1



1



1



C



**Communal Entrance**

**Hallway**

**Living Room/Kitchen**

17'0 x 14'3

**Bedroom**

11'6 x 9'11

**Bathroom**

8'6 x 6'5



## NO ONWARD CHAIN

Occupying the first floor of an attractive Victorian conversion, this charming one-bedroom apartment offers bright, well-proportioned accommodation in a highly convenient location, making it an ideal first-time purchase or investment opportunity.

Accessed via a communal entrance hall with stairs rising to the first floor, the property enjoys a light and airy feel throughout. The welcoming living space is open plan to the kitchen, creating a sociable environment perfectly suited to modern living.

Positioned to the rear of the property, the generous double bedroom provides a peaceful retreat, while the bathroom is fitted with a white three piece suite and shower attachment over the bath.

The property benefits from access to a shared section of the rear garden which is conveniently accessed via a secure rear lane and provides an excellent space for enjoying the warmer months.

Additionally the apartment further benefits from a lengthy lease of approximately 980 years remaining and a criss-cross freehold arrangement whereby the two flats own each other's freeholds. This results in the significant advantage of no service charges and only a peppercorn ground rent.

Conveniently situated within easy reach of Kingswood High Street, residents can enjoy an excellent range of shops, cafés, supermarkets and local amenities, together with good transport links into Bristol city centre and beyond.

Offered to the market with no onward chain, the property presents an excellent opportunity for those seeking a straightforward purchase.

A wonderful home or investment in a popular and established residential location.

