



Flat 2 Regent Street Kingswood Bristol BS15 8JS

for sale offers in the region of
£125,000



Property Description

Situated on Regents Street in Kingswood, this one bedroom apartment is offered as one of two apartments in this two apartment conversion with a shop underneath (not for sale) The current vendors have owned these flats for a number of years and received excellent yields in rental income. They have now decided to retire and introduce these flats to both the investor and non-investor market. Both Flat 1 and 2 are available to purchase individually or jointly and would make an ideal investment to a rental portfolio with the benefit of owning and managing two properties within the same address. Alternatively, the flats have been priced to potentially attract perhaps first time buyers who may wish to buy one of the apartments only. Please call 01179 353013 to discuss in more detail and book your viewing.

Entrance

Secure entrance intercom with buzzer.

Door To

Wooden door to communal hallway, stairs to apartment two.

Living Room

12' 8" x 9' 10" (3.86m x 3.00m)

Three UPVc double glazed windows to the front aspect, radiator, secure entry phone.

Kitchen

12' 8" x 4' 6" (3.86m x 1.37m)

Comprising a range of wall and base units with worktops over incorporating sink unit, integrated oven, hob and extractor, UPVc double glazed window to the front aspect.

Bedroom 1

12' 1" x 7' 11" (3.68m x 2.41m)

Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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: D

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD310135

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.



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.

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