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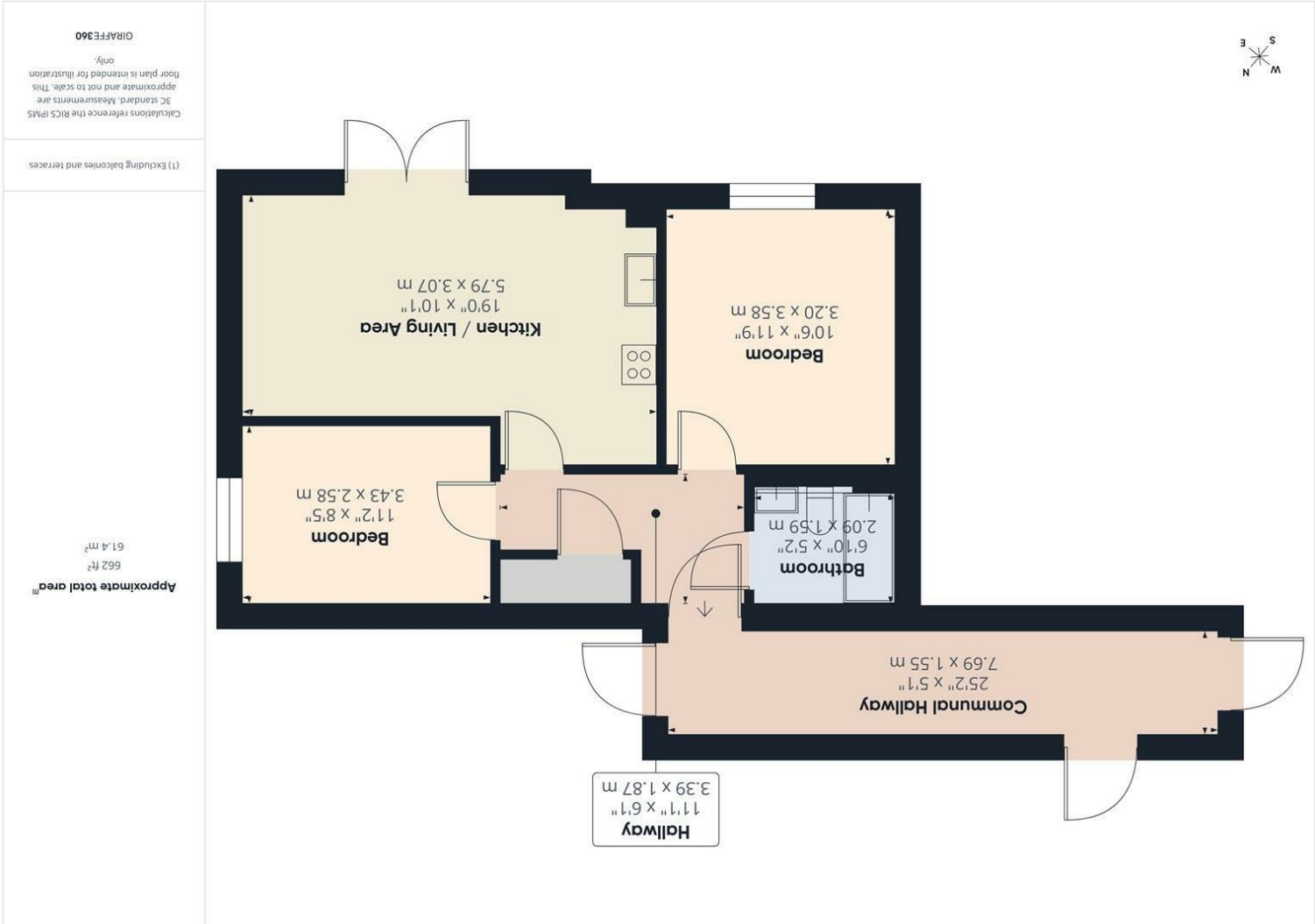
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Hallway

Kitchen/Living Area
18'11" x 10'0" (5.79m x 3.07m)

Bedroom
11'8" x 10'5" (3.58m x 3.20m)

Bedroom
11'3" x 8'5" (3.43m x 2.58)

Bathroom
6'10" x 5'2" (2.09m x 1.59m)

Lease - 125 years from 01 January 2017

Management Charge £1308.44 per annum

Ground Rent £356.82 per annum

- Two bedroom ground floor apartment
- Open plan kitchen/Living area
- Private south-facing garden
- Off street parking
- Close to local amenities

85 Elmtree Way, Kingswood, Bristol, BS15 1FF
Guide Price £210,000 Leasehold

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PROPERTY TYPE Flat

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING B

COUNCIL TAX BAND B

A stylish and well-presented two-bedroom apartment, ideally positioned close to local amenities, transport links and green spaces.

The property offers a spacious open-plan kitchen, dining and living area on a corner plot providing plenty of natural light and privacy.

There are two well proportioned bedrooms, a modern bathroom and, most notably, a private enclosed garden a rare feature, with only a handful of apartments within the development benefiting from their own private outdoor space.

the location

Set not far from the heart of Kingswood with shops, bars and restaurants, a park, the Avon ring road and Bristol to Bath Cycle Path, the Gallagher retail park at Longwell Green is also just a short drive. Ideally placed for access to both Bristol City Centre and Bath, this is an ideal home for first time buyers, young professionals and families. Bristol 3.6 miles Bath 9.9 miles

what the owners will miss

"This has been the perfect home for the last 5 years - we'll miss the convenience of having Kings Chase Shopping Centre just a few minutes walk away, which has everything you need, and sitting in the garden soaking up the morning sun with our coffee."

just a thought...

A fantastic opportunity to acquire a modern and well-maintained home with a desirable garden. Excellent value for money, close to Kingswood Centre and own parking space, what’s not to love!