Blue Sky
SALES • LETTINGS • MANAGEMENT

46 Springly Court Grimsbury Road, Kingwood, Bristol, BS15 9RA

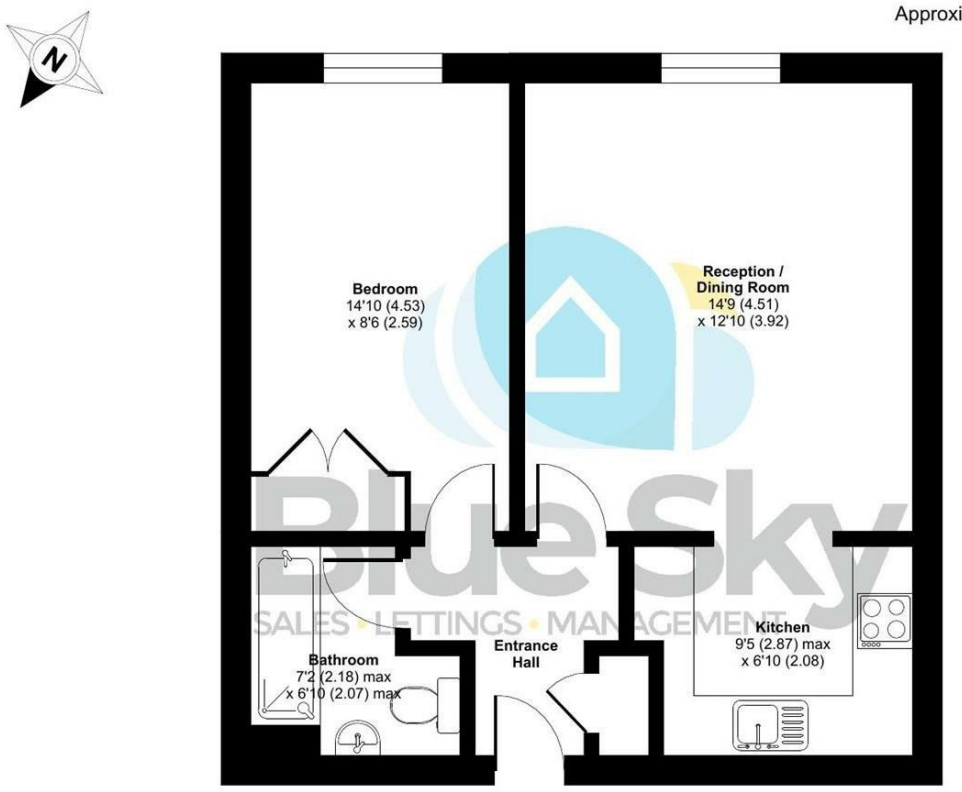
£139,950



Springly Court, Grimsbury Road, Bristol, BS15

Approximate Area = 498 sq ft / 46.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1515017

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



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Council Tax Band: A | Property Tenure: Leasehold

Welcome to this charming one-bedroom flat located on Grimsbury Road in the vibrant city of Bristol. This delightful apartment offers a spacious living area, perfect for relaxation and entertaining. The well-proportioned bedroom provides a comfortable retreat, while the modern bathroom ensures convenience and style.

One of the standout features of this property is the allocated parking space, a rare find in urban living, allowing for hassle-free parking. Additionally, the flat benefits from coded underground access to a secure bicycle store, making it an ideal choice for cycling enthusiasts or those who prefer eco-friendly transport options.

Situated within walking distance to local amenities, residents will enjoy easy access to shops, cafes, and essential services, enhancing the overall convenience of this location. Whether you are a first-time buyer or looking for a rental investment, this flat presents an excellent opportunity to embrace the Bristol lifestyle.

With its combination of spacious living, practical features, and a prime location, this one-bedroom flat on Grimsbury Road is not to be missed. We invite you to come and experience the charm and comfort this property has to offer.





Front

Entrance Hall
Fire door to hall, entry phone system, electric heater, door to cupboard, hot water cylinder, fuse box.

Reception / Dining Room
14'9 x 12'10 (4.50m x 3.91m)
Wood effect flooring, wall mounted electric heater, uPVC double glazed window to rear, arch to kitchen

Kitchen
9'5 x 6'10 (2.87m x 2.08m)
Wall and base units with work tops over, induction hob, oven stainless steel extractor hood, space for washing machine, space for under counter fridge, stainless steel sink and drainer with mixer tap, tiled splash backs.

Bathroom
7'2 x 6'10 (2.18m x 2.08m)
Low level W.C., mirror with shaving point and light, wash hand basin, wall mounted electric heater, vanity unit, bath with electric shower over, tiled splash backs.

Bedroom
14'10 x 8'6 (4.52m x 2.59m)
Wood effect flooring, uPVC double glazed window to rear, double wardrobe, wall mounted mirror, wall mounted electric heater.

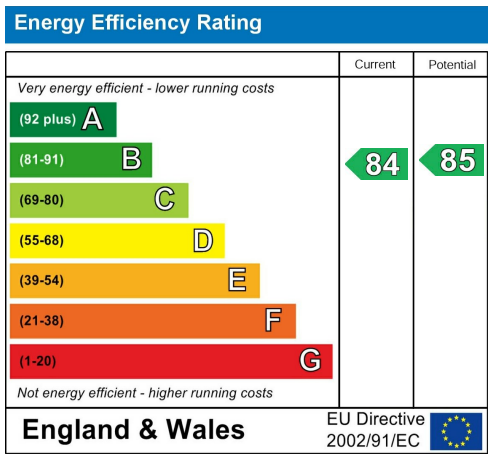
Parking

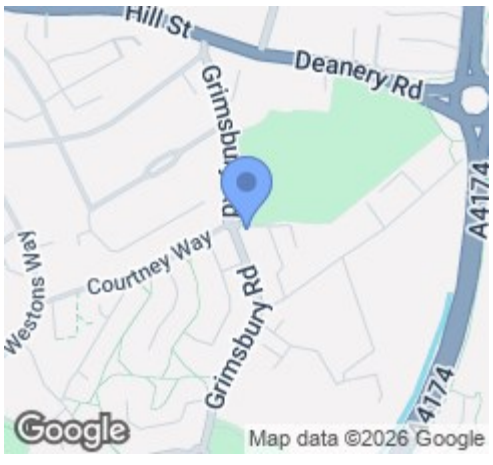
Agent Note
The vendors advises that the lease started with 999 years from 2002, with 975 years remaining. The ground rent is £270 p/a, next review date is 01/04/2044. The service charge is £1920, this includes the water rates & buildings insurance. The management company is First Port.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









The Property Ombudsman

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