Blue Sky
SALES • LETTINGS • MANAGEMENT

8 Orchard Corner, 27 Hanham Road, Kingswood, Bristol, BS15 8FJ

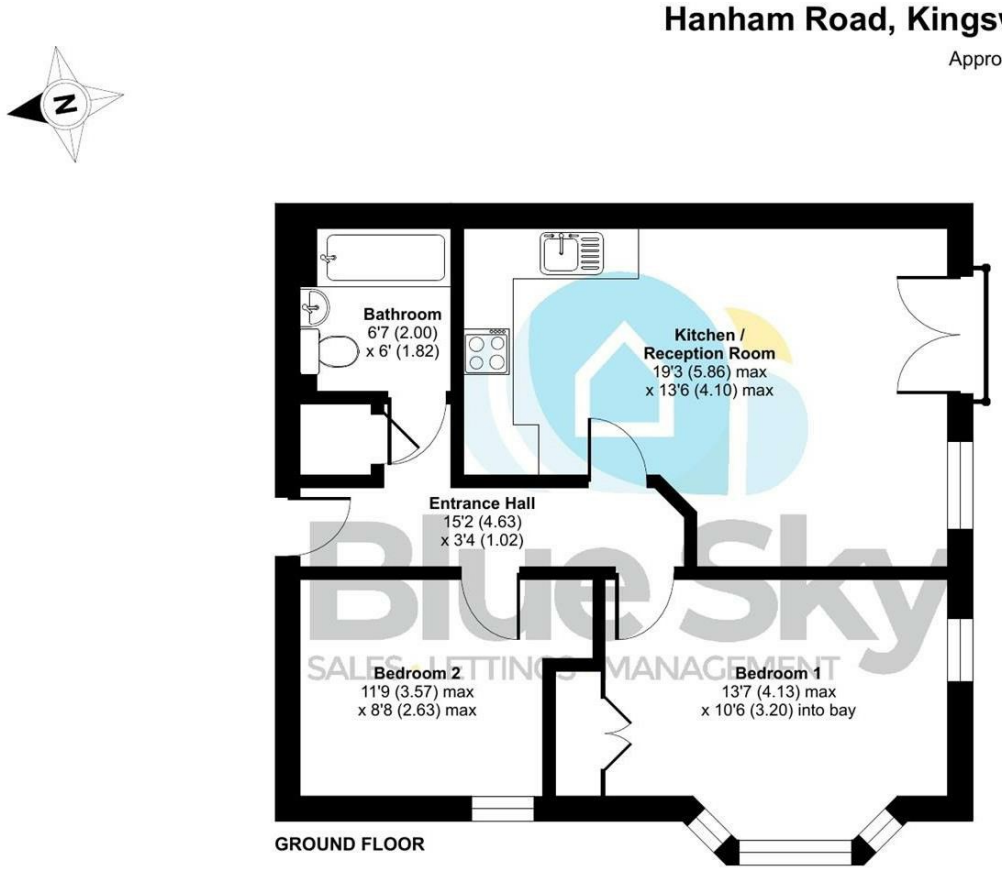
Offers In Excess Of £170,000



Hanham Road, Kingswood, Bristol, BS15

Approximate Area = 596 sq ft / 55.4 sq m

For identification only - Not to scale



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: 1497988

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Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165

info@bluesky-property.co.uk

28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties and get lots of help at;

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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: B | Property Tenure: Leasehold

NO CHAIN! Blue Sky are thrilled to offer for sale this modern two double bedroom ground floor apartment located in Orchard Corner, offering easy access to Kingswood High Street with its abundance of amenities, bus stops and Kingswood Park. The property has been well maintained and is all set to move in to! The accommodation comprises: entrance hall with entry phone system, open plan lounge/kitchen/diner with Juliet balcony, bedroom one with bay window and built in wardrobe, the second bedroom is also a good size double bedroom and to complete the accommodation is the main bathroom with white suite!! Externally the property offers an allocated parking space for one car. Sure to attract quick interest, call today to arrange your viewing!!





Front
Door to communal hall.

Entrance Hall
15'2 x 3'4 (4.62m x 1.02m)
Door to flat, fuse board, electric heater, entry phone system, airing cupboard with hot water tank.

Lounge/Diner/Kitchen
19'3 max x 13'6 max (5.87m max x 4.11m max)
Double glazed window to side, double glazed French doors to side with Juliet balcony, two electric heaters, wall and base units with worktops over, electric oven and hob, cooker hood, spotlights to kitchen area, tiled splashbacks, sink and drainer, space for fridge/freezer, space for washing machine, wine rack.

Bedroom One
13'7 max x 10'6 into bay (4.14m max x 3.20m into bay)
Double glazed window to side, double glazed bay window to front, electric heater, built-in wardrobe with power sockets.

Bedroom Two
11'9 max x 8'8 max (3.58m max x 2.64m max)
Double glazed window to front, electric heater.

Bathroom
6'7 x 6' (2.01m x 1.83m)
Enclosed bath with shower over, shower screen, W.C, wash hand basin, extractor fan, shaver point, part tiled walls, wood effect flooring, heated towel rail, spotlights.

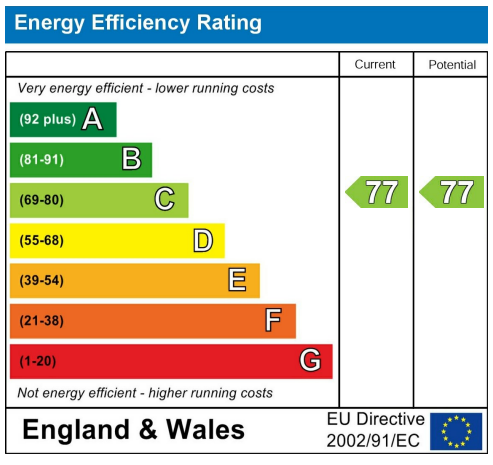
Parking
Parking space for one car, bay eight in residents carpark. Visitors parking in residents carpark.

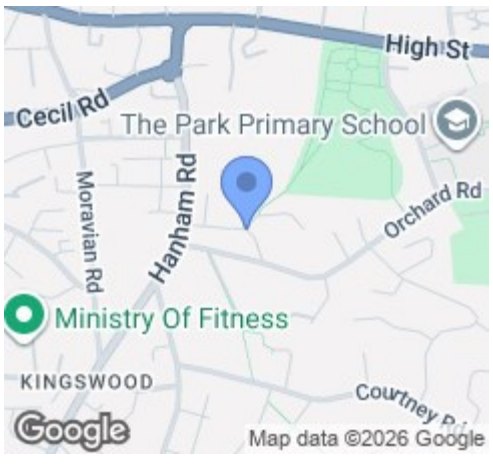
Communal Areas
Communal bin store for use of the residents.

Agents Note
The vendor has advised there are 984 years remaining on the lease. The annual ground rent charge is £150 and annual service charge is £2,016. The service charge is reviewed yearly.

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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