



Connells

Springly Court Grimsbury Road
Bristol

Springly Court Grimsbury Road Bristol BS15 9RA

for sale offers in excess of
£160,000



Property Description

This spacious apartment is situated in the popular Springley Court development which is located in Kingswood, near the A420 which allows convenient access to both Bath and Bristol. Grimsbury Farm is in within close proximity and is supported by a charitable foundation. NO ONWARD CHAIN.

Communal Entrance

Intercom system, stairs rise up to the first floor.

Entrance

Front door leading to the entrance hallway.

Hallway

Phone for the intercom system, a cupboard housing the water tank and circuit breaker and electric meter, laminate flooring, smoke detector, doors off into principal rooms.

Lounge

14' 9" x 12' 10" (4.50m x 3.91m)

UPVC double glazed window overlooking the rugby field, laminate flooring, Tv and

telephone point and archway through into the kitchen.

Kitchen

9' 5" x 6' 9" (2.87m x 2.06m)

Range of base units and drawers with worktops over with tiled splashbacks with watching wall units , display cabinets, space for electric appliances i.e. fridge, space and plumbing for washing machine, integrated electric oven and grill with inset four ring electric hob with an extractor fan above, stainless steel single bowl drainer with a mixer tap.

Bedroom

12' 7" plus door recess x 8' 6" (3.84m plus door recess x 2.59m)

UPVC double glazed window overlooking the rugby field, electric wall heater, built-in wardrobes with double doors and hanging rails and shelf, laminate flooring, TV point and telephone point.

Bathroom

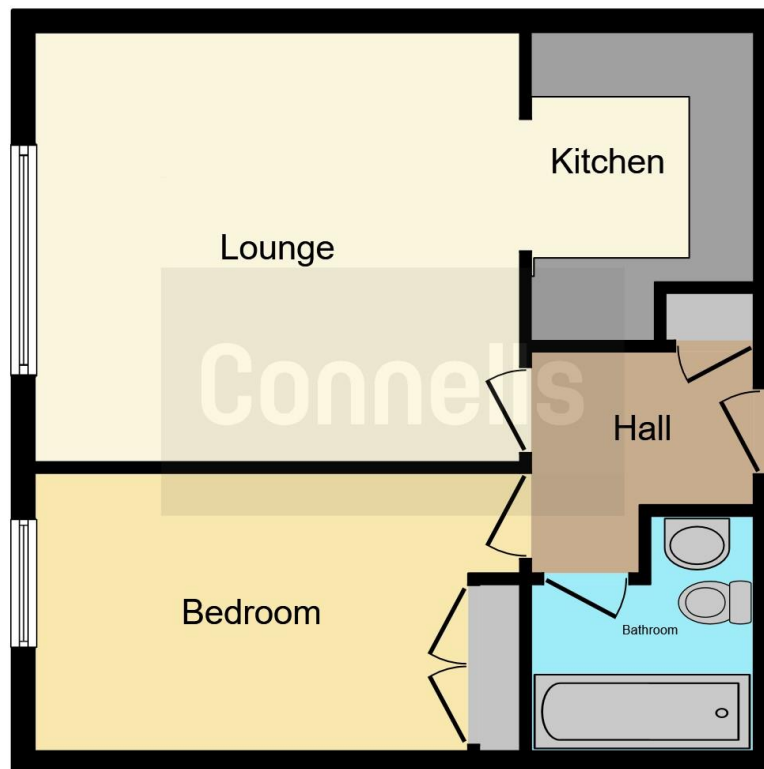
Electric wall heater, extractor fan, low level WC, pedestal wash hand basin, panelled bath with twin grip handles with an electric shower over with shower screen and tiled surrounds, bathroom is half tiled around.

Outside

Allocated parking space.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: B

Council Tax
 Band: A

Service Charge:
 2040.00

Ground Rent:
 300.00

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD310406 - 0004