





## Property Description

Located on the highly convenient Cross Street in Kingswood, this beautifully updated one-bed first-floor flat offers modern living in one of Bristol's most vibrant and well-connected neighbourhoods. Recently refurbished throughout, the property features a stylish new kitchen, refreshed décor, and a bright, welcoming layout ideal for first-time buyers, downsizers, or investors.

The flat has been thoughtfully modernised to create a comfortable and contemporary home, with a spacious living area, generous double bedroom, and a sleek bathroom. The new kitchen provides a fresh focal point, offering both practicality and a clean, modern finish that enhances the overall feel of the property.

Externally, the flat benefits from an allocated parking space, with the additional option to rent a garage on a monthly basis—a rare advantage in this part of Kingswood. This added flexibility makes the property especially appealing for those needing secure storage or extra parking.

Cross Street is perfectly positioned just moments from Kingswood High Street, giving easy access to shops, cafés, gyms, and bus routes into Bristol city centre. With Kings Chase Shopping Centre, local parks, and excellent commuter links all close by, this location continues to attract strong interest. A superb opportunity in a popular area—early viewing is highly recommended.

## Entrance/Hallway

An entrance door leading into an entrance hallway, which has got a electric radiator with a setting 7 day program, storage cupboard, laminate floor, doors off to principal rooms.

## Lounge

16' 7" x 11' 1" ( 5.05m x 3.38m )

UPVC double glazed windows, electric radiator with a setting 7 day program, tv point, door through to the kitchen.

## Kitchen

9' 9" x 7' 5" ( 2.97m x 2.26m )

UPVC double glazed window, a range of base units and drawers with matching wall units and rolled edge worktops, a single bowl stainless steel sink and drainer with a mixer taps, integrated oven and grill with an inset of four rings electric hob, extractor fan, space for washing machine and fridge/freezer, tiled flooring.

## Bedroom

12' 11" max x 10' 6" max ( 3.94m max x 3.20m max )

UPVC double glazed window, electric radiator with a setting 7 day program, tv point, fitted wardrobes with matching wall units.

## Shower Room

7' 5" x 6' 8" ( 2.26m x 2.03m )

UPVC double glazed obscured glass window, chrome heated towel radiator, low level flush wc, a vanity hand wash basin with a mixer

taps, a quadrant shower screen with main showers above, extractor fan, fully tiled around.

## Outside

Allocated parking space, communal garden area, rented garage for storage.

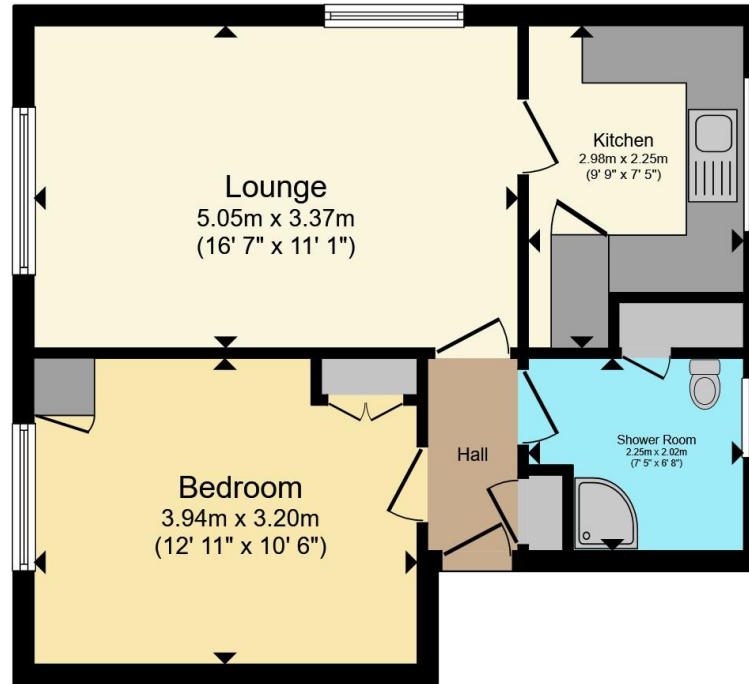
## Agent's Note

This flat has recently got newly refurbished kitchen and completely modernised shower room as recent as this year, newly fitted electric radiators and blinds.









**Floor Plan**

Total floor area 45.3 m<sup>2</sup> (488 sq.ft.) approx

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.propertybox.io



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1 Regent Street Kingswood  
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EPC Rating: D Council Tax Band: A

Service Charge: 637.59 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KWD311361](http://connells.co.uk/Property/KWD311361)**

This is a Leasehold property with details as follows; Term of Lease 108 years from 13 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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