





Property Description

Agents Note:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

This well proportioned two double bedroom ground floor flat offers modern and practical living, making it an excellent opportunity for first-time buyers, professionals or investors. The property benefits from its own enclosed private garden and allocated off-street parking, set within a small contemporary development. The accommodation comprises an entrance hallway leading to a spacious open plan kitchen and living area fitted with modern units and ample space for dining and seating, with doors opening directly onto the garden and patio. There are two good sized double bedrooms, with the principal bedroom benefitting from an en-suite shower room, alongside a separate family bathroom. The property is situated in the popular St George area, providing convenient access to Bristol city centre via bus, car and the Bristol to Bath cycle path. A range of local shops, cafés, supermarkets and green spaces including St George Park are nearby, making this a well located and practical home for a variety of buyers.

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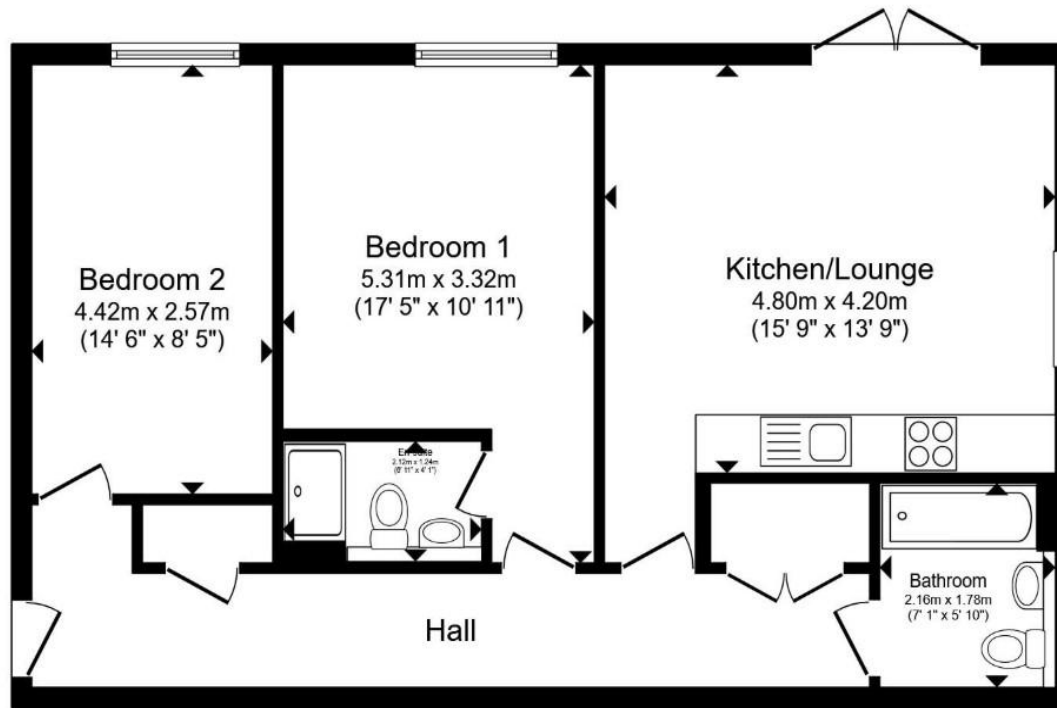
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Floor Plan

Total floor area 69.7 m² (751 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

To view this property please contact Connells on

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1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311371

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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