





Property Description

Stylish First-Floor Apartment with Secure Parking in Popular St George step onto the property ladder in style with this beautifully presented two double bedroom first-floor apartment, tucked away within the sought-after Nags Head Hill development in St George. Perfectly positioned for easy access to Bristol City Centre, this bright and spacious home is ideal for first-time buyers, professionals, and investors alike. Enjoy the convenience of nearby local amenities, excellent transport links, and the added bonus of secure gated parking. The light-filled accommodation welcomes you with an entrance hallway offering useful storage, before opening into a fantastic open-plan lounge/diner and kitchen - a sociable space that's perfect for relaxing, entertaining, or working from home. The modern kitchen is fitted with a range of wall and base units, integrated cooking appliances, and ample worktop space. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom, fitted with a contemporary white suite and shower over bath, serves the rest of the property. Further benefits include an entry phone system, generous storage cupboards, an allocated parking space within a secure gated car park, and access to a communal bike store.

Entrance/Hallway

Entry phone system, storage cupboards housing boiler and hot water tank, vent and

air control,
radiator, space for washing machine in the cupboard.

Lounge/Diner

13' 9" x 10' 6" (4.19m x 3.20m)

Double glazed window to front, radiator, open access to kitchen, space for fridge/freezer.

Kitchen

6' 9" x 7' (2.06m x 2.13m)

Wall and base units, worktops, splashbacks, stainless steel sink, electric oven, electric hob, cooker hood, extractor fan, vinyl flooring, radiator, space for washing machine.

Bedroom One

10' 3" max x 9' 7" (3.12m max x 2.92m)

Double glazed window to front, radiator, door to en-suite.

En-Suite

5' 9" x 5' 7" (1.75m x 1.70m)

WC, wash hand basin, shower cubicle, radiator, extractor fan, part tiled walls.

Bedroom Two

10' 5" max x 6' 5" max (3.17m max x 1.96m max)

Double glazed window to front, radiator.

Bathroom

6' 4" x 7' 1" (1.93m x 2.16m)

Double glazed window to rear, WC, wash

hand basin, enclosed bath with shower over, shower screen, radiator, extractor fan, part tiled walls.

Parking

One allocated parking space within the secure car park (Bay 14).

Communal Areas

Communal bike store for residents.

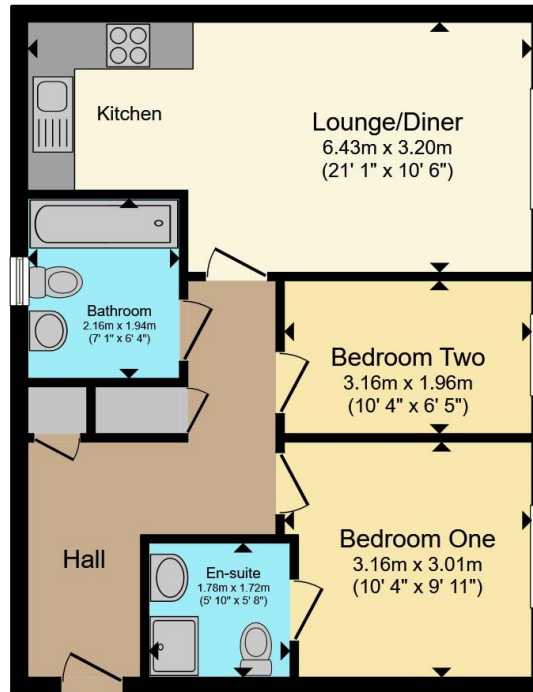
Agent's Note

The property features a newly installed boiler with a 10-year warranty, ensuring efficiency and peace of mind for buyers.









Floor Plan

Total floor area 53.8 m² (579 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
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EPC Rating: B Council Tax
 Band: B

Service Charge:
 1868.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311563

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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.

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