



**Connells**

Trinity Court  
Kingswood Bristol



## Property Description

Nestled in a sought-after cul-de-sac location within reaching distance of Kings Chase Shopping Centre and easy commuting routes of the A4174 Bristol ring road and M32 is this Well-presented two-bedroom ground-floor flat. The accommodation consists of a lounge/diner, kitchen, bathroom, and two double bedrooms. The property also has an allocated parking space and is available now chain free. We believe this property would appeal to first-time buyers and investors alike.

## Entrance/Hallway

3' 8" x 10' 9" ( 1.12m x 3.28m )

Generous hallway with intercom receiver and doors to principle rooms.

## Lounge/Dining Room

14' 7" x 12' 7" ( 4.45m x 3.84m )

Double glazed window to front, feature fireplace, electric heater, ample space for lounge and dining furniture, opening into kitchen.

## Kitchen

7' 2" x 8' 10" ( 2.18m x 2.69m )

Wall and base units with work surface over, sink and drainer, fitted oven and hob with extractor fan over, space for washing machine and fridge freezer, double glazed window to front.

## Bedroom One

6' 8" x 10' ( 2.03m x 3.05m )

Double glazed window to rear, electric heater.

## Bedroom Two

12' 2" x 11' ( 3.71m x 3.35m )

Double glazed window to rear, electric heater, fitted wardrobe.

## Bathroom

6' 3" x 6' 3" ( 1.91m x 1.91m )

Three piece white suite comprising w/c, wash hand basin, bath with shower over and folding shower screen, heater and extractor fan.

## Parking

Allocated space.

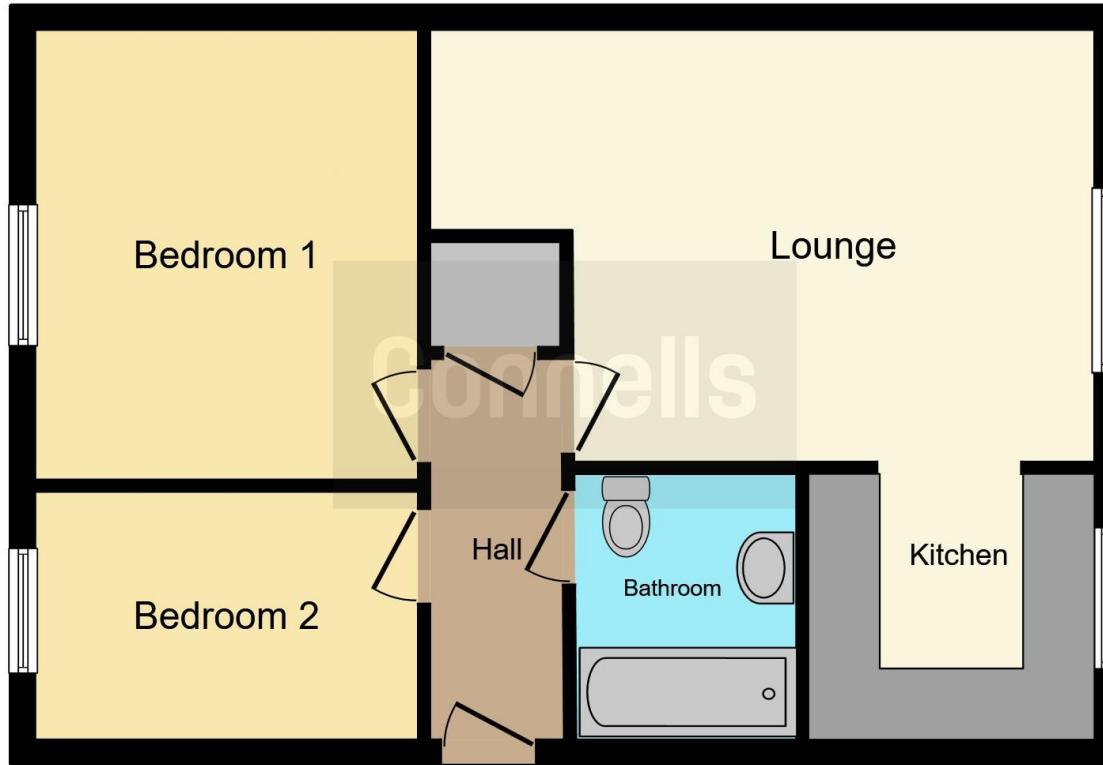
## Communal Garden

Gated circular green space with tree and benches lined with hedges.









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](http://www.focalagent.com)

To view this property please contact Connells on

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1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: D  
 Council Tax  
 Band: B

Service Charge:  
 1212.00

Ground Rent:  
 174.60

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/KWD310938\]\(http://www.connells.co.uk/Property/KWD310938\)](http://www.connells.co.uk/Property/KWD310938)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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