



**Connells**

Hollybrook Park  
Bristol



## Property Description

Situated in the popular Hollybrook Park development, this well-presented two bedroom upper floor apartment offers modern living throughout and is ideal for first time buyers or investors alike. The property comprises an entrance hall with two storage cupboards, providing access to all rooms. The open plan kitchen/living space offers a modern fitted kitchen with integrated appliances and a bright living area with French doors opening onto a Juliet balcony. There are two well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room. A separate family bathroom is also finished to a modern standard. Externally, the property benefits from allocated parking along with access to bin and bike storage. Located in BS15, the property is well positioned for access to Kingswood High Street, local shops, schools and transport links into Bristol City Centre.

### Entrance Hall

Smooth ceilings, wood effect flooring two storage cupboards doors to all rooms and an electric wall mounted radiator

### Living Area

14' 5" max x 10' 6" max ( 4.39m max x 3.20m max )

Double glazed French doors to rear aspect opening onto Juliet balcony smooth ceilings with

spotlights carpet flooring TV point telecom entry system wall mounted electric radiator

### Kitchen Area

9' 6" x 7' 3" ( 2.90m x 2.21m )

Smooth ceilings with spotlights range of wall and base units with worktops over

integrated fridge freezer built in microwave electric hob with extractor over low level electric oven

stainless steel sink with mixer tap partially tiled walls wood effect flooring electric wall mounted radiator.

### Bedroom One

13' 1" max x 9' 2" max ( 3.99m max x 2.79m max )

Double glazed window to rear aspect smooth ceilings carpet flooring door to en-suite wall mounted

electric radiator

### En-Suite

9' 2" x 5' 7" ( 2.79m x 1.70m )

No window smooth ceilings extractor fan fully tiled walk in shower with glass door WC wash hand

basin with mixer tap partially tiled walls vinyl flooring heated towel rail

### Bedroom Two

12' 6" max x 9' 6" max ( 3.81m max x 2.90m max )

Double glazed window to rear aspect overlooking greenery smooth ceilings carpet flooring space

for freestanding wardrobe wall mounted electric radiator

## Bathroom

6' 3" x 5' 7" ( 1.91m x 1.70m )

No window smooth ceilings extractor fan  
partially tiled walls tiled bath with shower over  
WC wash

hand basin with mixer tap vinyl flooring  
chrome heated towel rail









**Floor Plan**

Total floor area 59.6 m<sup>2</sup> (642 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](http://www.propertybox.io)



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1 Regent Street Kingswood  
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EPC Rating: C Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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