



Kingsway Court Two Mile Hill Road
Bristol

Kingsway Court Two Mile Hill Road Bristol BS15 1BL

for sale
£230,000



Property Description

Situated within the modern Kingsway Court development, this well-presented two bedroom apartment offers spacious and contemporary accommodation, making it an excellent first-time purchase, investment or home for those looking to downsize. The property comprises a welcoming entrance hall providing access to all rooms. The heart of the home is the bright and spacious open plan kitchen/living area, offering ample space for both lounge and dining furniture alongside a modern fitted kitchen. There are two well-proportioned bedrooms, with the principal bedroom offering excellent space for

wardrobes and additional furniture. Bedroom two provides a versatile room ideal as a guest bedroom, nursery or home office. Completing the accommodation is a modern three-piece bathroom suite. Further benefits include double glazing, gas central heating, lift access, an allocated parking space and excellent access to Kingswood High Street, local shops and transport links.

Entrance Hall

Entrance door leading into the property. Doors leading to all principal rooms. Storage cupboard.

Radiator.

Kitchen/Living Area

18' 4" x 12' (5.59m x 3.66m)

Double glazed window. Fitted wall and base units with work surfaces, sink and drainer, space for

appliances, ample lounge/dining space. Radiator.

Bedroom One

14' 3" x 9' 10" (4.34m x 3.00m)

Double glazed window. Generous double bedroom with space for wardrobes and furniture, Radiator.

Bedroom Two

12' 1" x 7' 5" (3.68m x 2.26m)

Double glazed window. Ideal as a second bedroom, nursery or home office. Radiator.

Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)

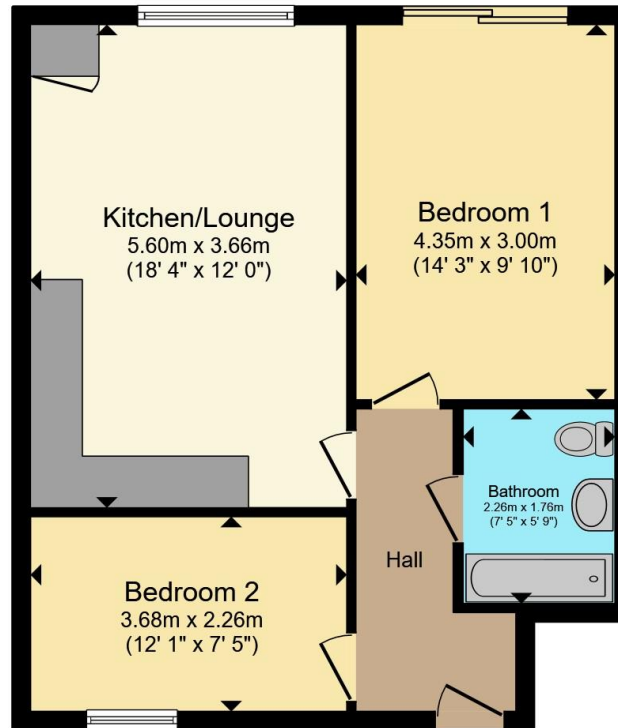
Panelled bath with shower over, wash hand basin and low level WC. Heated towel radiator.

Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.







Total floor area 52.4 m² (564 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:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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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