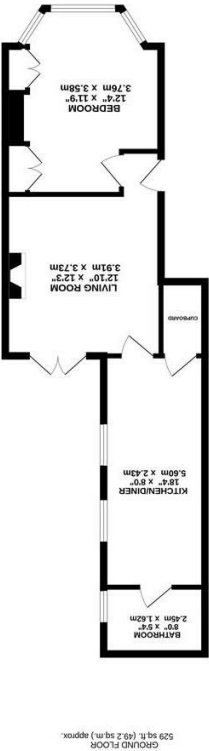




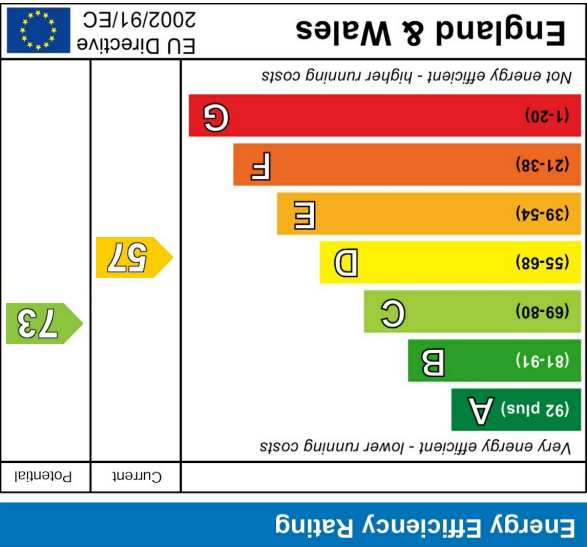
FLOOR PLAN



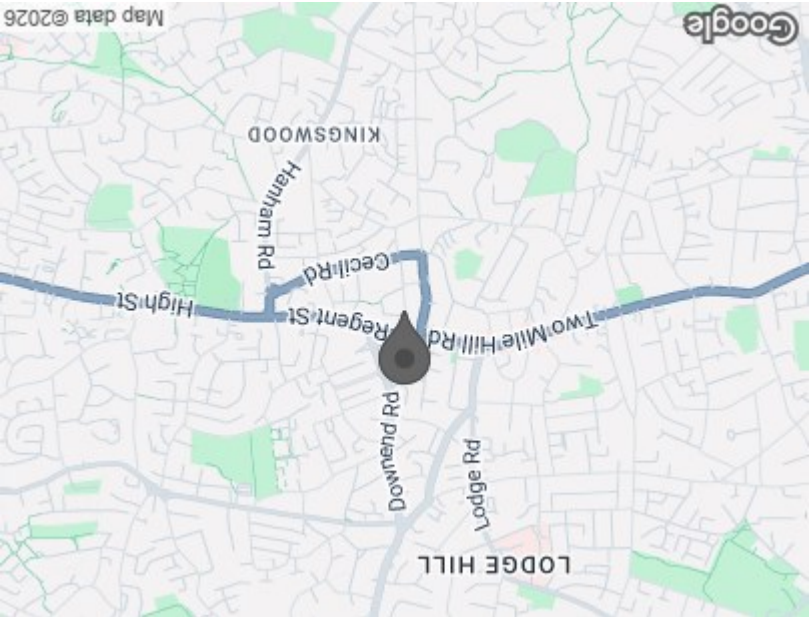
TOTAL FLOOR AREA: 529 sq ft. (68.2 sq m.) approx.
Miles every 100ft has been made to ensure the accuracy of the English converted area. Measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance only and should be used as a guide only. It does not constitute a contract and no guarantee is made with respect to the accuracy of the information provided.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP





SOUTH ROAD
KINGSWOOD, BRISTOL, BS15 8JW
£225,000



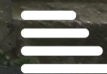
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Communal Hall

Entrance

Living Room

12'10 x 12'3

Kitchen/Diner

18'4 x 8'0

Bedroom

12'4 x 11'9

Bathroom

8'0 x 5'4

External

Garden



This charming one bedroom ground floor apartment offers a rare combination of classic architectural details and private outdoor space.

A welcoming communal hallway provides access to the apartment's private entrance, leading into a reception room that immediately showcases the property's character.

The living room features wooden flooring, a focal point fireplace and ornate decorative coving and ceiling rose, reflective of the building's era. French doors connect the living space to the private garden, while a separate door opens into the kitchen/dining room.

Spanning over 18 feet in length, the kitchen/dining room benefits from two side-aspect double glazed windows, ensuring a bright and airy atmosphere. This space accommodates a dedicated dining area and practical storage. The kitchen has a range of Shaker style wall and base units, complemented by Granite effect work surfaces.

Integrated appliances include a gas hob, electric oven, extractor, fridge/freezer, and washing machine.

The double bedroom features bespoke fitted wardrobes integrated into the alcoves flanking the chimney breast. A double glazed bay window to the front elevation bathes the room in natural light.

The bathroom is fitted with a modern white three piece suite including a mains-plumbed rainfall shower over the bath. A vanity unit incorporating a low level wc and basin offers additional storage. An obscured double glazed window to the side elevation provides privacy and natural light.

A key feature of this property is the delightful, low-maintenance private garden. A herringbone brick paver patio extends to a gravelled area with a further seating space, all enclosed by characterful brick walls. A useful storage shed enhances the practicality of the outdoor space.

Situated within convenient walking distance of Kingswood High Street, residents enjoy easy access to a diverse array of local amenities, including shops, banks, building societies, cafes, restaurants, and bars.

