

Connells

Hollybrook Park
Bristol

Hollybrook Park
Bristol BS15 1SX

for sale
£180,000







Property Description

This well-proportioned two bedroom property offers approximately 60.6 sq m (653 sq ft) of accommodation and provides a practical layout suited to first-time buyers, couples, downsizers or investors. The accommodation is arranged around a central entrance hall and includes two bedrooms, with Bedroom One benefiting from its own en-suite shower room, together with a separate main bathroom. The principal living space is a generous open-plan living room and kitchen, creating a sociable area for relaxing, dining and entertaining. The living area also benefits from doors to the outside, while the kitchen is positioned neatly to one side of the room. Hollybrook Park is well placed for everyday amenities and transport connections, with a Tesco Express reported around 0.2 miles away and a number of bus stops within roughly a quarter of a mile. Bristol Brunel Academy is also nearby, with St Joseph's Catholic Primary School, Minerva Primary Academy and Chester Park schools among the local education options. The location offers convenient access towards Kingswood, Fishponds, Speedwell and Bristol city centre.

Entrance Hall

Entrance door opening into a central hall providing access to the living accommodation, both bedrooms and the main bathroom, with useful built-in storage cupboards.

Living Room / Kitchen - Living

15' 3" x 11' 8" (4.65m x 3.56m)

A generously proportioned open-plan living space with a window to the side and doors opening to the outside. The room provides ample space for lounge and dining furniture and flows directly into the kitchen area.

Kitchen

10' 7" x 5' 10" (3.23m x 1.78m)

Open to the living room and arranged with a range of fitted units and work surfaces, with designated positions for cooking and washing facilities. The open-plan arrangement creates a practical and sociable main living space.

Bedroom One

11' 3" x 11' (3.43m x 3.35m)

Window to the rear aspect. A well-proportioned double bedroom with space for bedroom furniture and direct access to the en-suite shower room.

En-Suite

6' x 5' (1.83m x 1.52m)

Serving Bedroom One and arranged with shower enclosure, WC and wash hand basin.

Bedroom Two

11' 4" x 8' 8" (3.45m x 2.64m)

Window to the rear aspect. A good-sized second bedroom suitable for use as a bedroom, guest room or home office.

Bathroom

7' 1" x 5' 11" (2.16m x 1.80m)

Main bathroom accessed from the hall and arranged with bath, WC and wash hand basin.

Loft Storage

The property also benefits from a spacious loft with ladder access, offering excellent storage and spanning almost the entire footprint of the flat.

Parking

There is a numbered, allocated parking space included within the lease, located diagonally opposite the flat.

Agent's Note

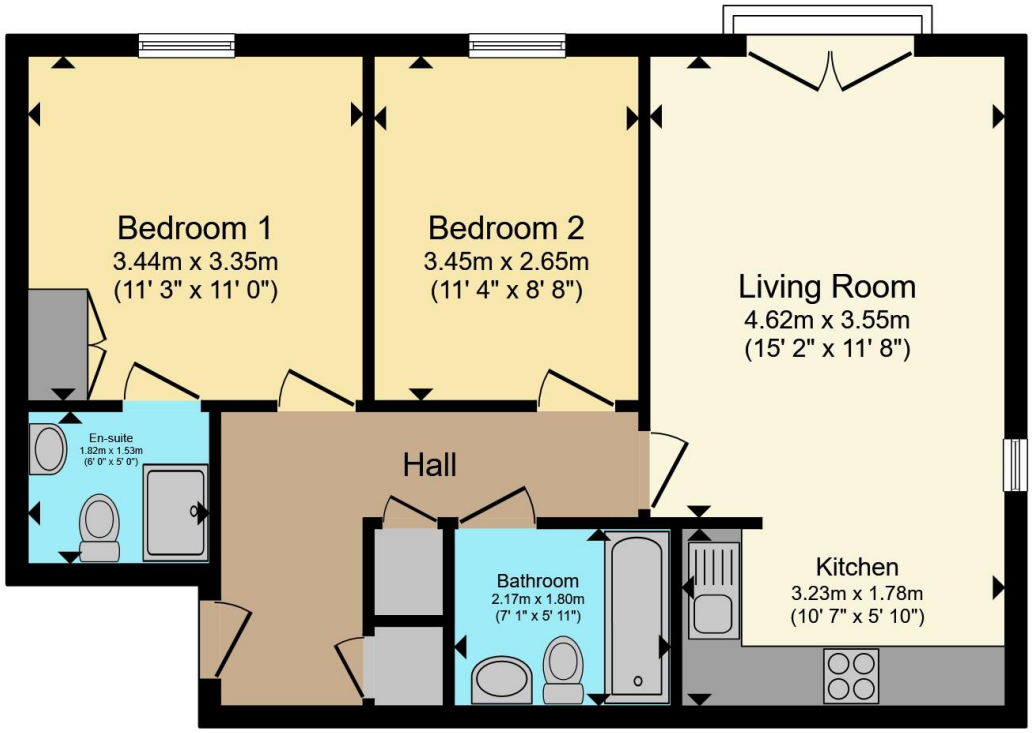
Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property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











Total floor area 60.6 m² (653 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

Connells

To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C

Council Tax Band: B

Service Charge: 1812.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311753

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

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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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