

Connells

Crates Close
Kingswood BRISTOL

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Kingswood BRISTOL BS15 4AF

for sale
£150,000







Property Description

A well-proportioned one bedroom ground floor flat with a practical and easy-to-manage layout. The accommodation is approached via an entrance hall which provides access to the bedroom and bathroom, with the lounge positioned as the main living space. The lounge offers generous proportions and leads conveniently towards the separate kitchen. The bedroom is a comfortable double room, while the bathroom completes the accommodation.

Entrance Hall

A practical entrance hall providing access to the bedroom, bathroom and principal living accommodation. The layout creates a clear separation between the private sleeping space and the main living area.

Lounge

13' 11" x 11' 11" (4.24m x 3.63m)

A generously sized main reception room with space for both seating and additional furniture. A window provides natural light, while the room connects conveniently with the kitchen and hall, creating an easy everyday layout.

Kitchen

10' 3" x 6' 5" (3.12m x 1.96m)

A separate kitchen positioned directly off the lounge area. The floor plan provides a practical rectangular footprint with room for fitted kitchen units, work surfaces and the usual domestic appliances, together with a window for natural light.

Bedroom

13' 5" x 8' 7" (4.09m x 2.62m)

A well-proportioned double bedroom with a long rectangular footprint, offering space for a double bed together with wardrobes or freestanding storage. A window provides natural light to the room.

Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

The bathroom is accessed from the entrance hall and is shown on the supplied floor plan with a bath, WC and wash hand basin. Its position keeps the facilities conveniently central to the flat.

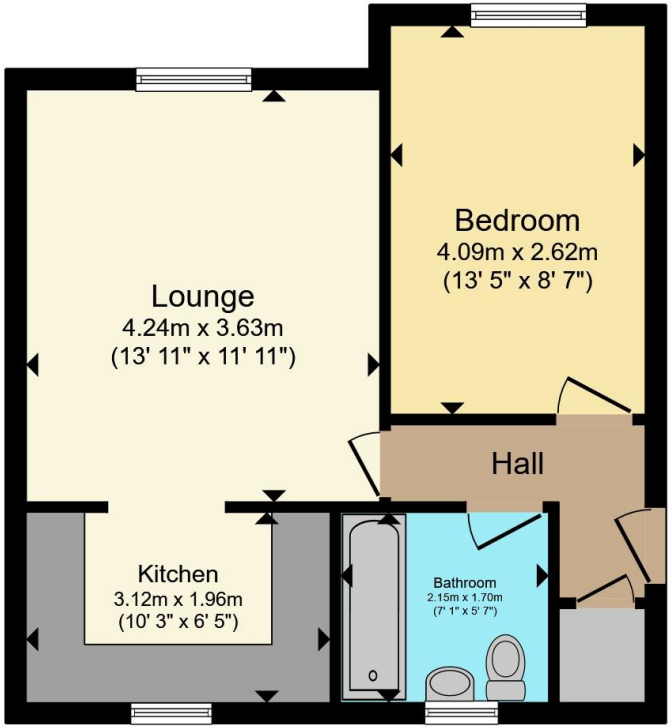
Agent's Note

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 41.7 m² (449 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: A

Service Charge: 1500.00

Ground Rent: 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311767

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Dec 1990. 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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