

The important bit  
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by arrangement. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, prior to exchange of contracts or completion, so we can't guarantee they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition prior to exchange of contracts. Please also be aware that if services, connections or charges may apply, if you wish to down, renew, reconnection or make a formal offer, you need to come through us for all negotiations, express an interest in this property or make a formal offer, intending purchasers will be asked to provide proof of their ability to fund the purchase and provide a formal offer. Intending purchasers will be asked to provide proof of their ability to fund the purchase and provide a formal offer. Intending purchasers will be asked to provide proof of their ability to fund the purchase and provide a formal offer.

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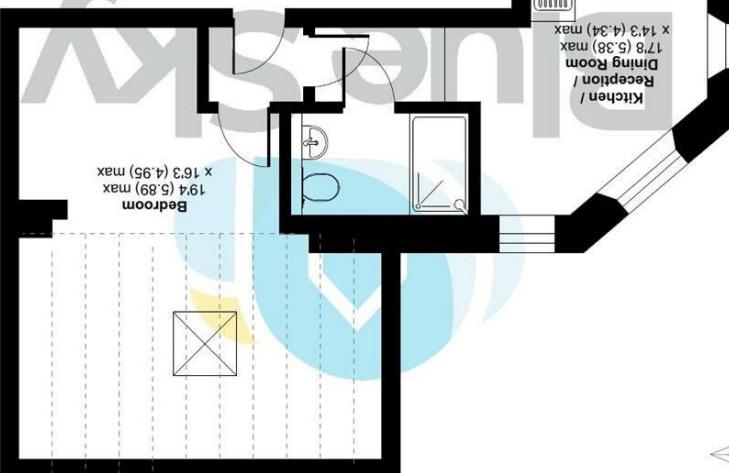
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

Denotes restricted head height

Approximate Area = 300 sq ft / 27.8 sq m  
Limited Use Area(s) = 163 sq ft / 15.1 sq m  
Total = 463 sq ft / 42.9 sq m  
For information only - Not to scale

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Park Road, Kingswood, Bristol, BS15





Council Tax Band: A | Property Tenure: Leasehold

**NO CHAIN! UNIQUE HOME WHICH WILL IMPRESS!** Nestled just off Kingswood High Street is this delightful one bedroom apartment located within a Grade II listed church, offering a unique blend of historical character and modern living. Completed in 2022, this building offers something truly special and we absolutely adore it! We hope you will too! The property boasts an entrance hall, open plan lounge/diner/kitchen with feature windows offering views, double bedroom, skylight window and feature archway to the dressing area and shower room with a modern suite. Externally you will find an allocated parking space in the residents carpark, beautiful communal grounds and local amenities within walking distance which is accessed via the secure front gates of the development. Don't miss the opportunity to make this exceptional property your own!



#### Entrance Hall

Door to apartment from communal hallway, fuse board, entry phone system.

#### Lounge/Diner/Kitchen

17'8" max x 14'3" max (5.38m max x 4.34m max)  
Four feature double glazed windows, two electric heaters, extractor fan, wall and base units with worktops over, splash backs, electric hob and oven, sink and drainer, cooker hood, space for washing machine, integral fridge/freezer, integral slimline dishwasher.

#### Bedroom One

19'4" max x 16'3" max (including dressing area) (5.89m max x 4.95m max (including dressing area))  
Spotlights, electric heater, feature archway opening to dressing room.

#### Dressing Area

Skylight window to side, hot water tank, opening to bedroom one.

#### Shower Room

Extractor fan, spotlights, part tiled walls, walk in shower, heated towel rail, W.C, wash hand basin with vanity, electric toothbrush charger.

#### Parking

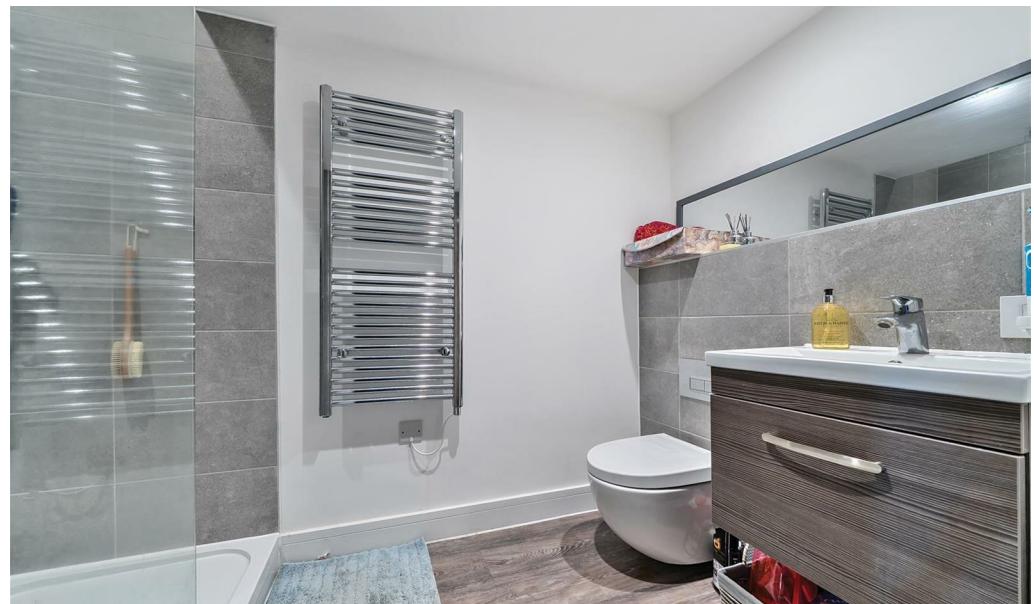
One allocated parking bay (bay 15) in residents carpark, two visitor bays, electric car charging parking bays.

#### Communal Areas

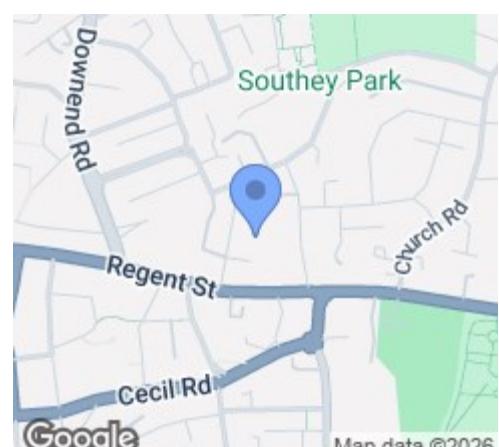
Well presented communal entrance to building, bike store and bin store for residents use, communal grounds with secure gated access to the high street.

#### Agents Note

The vendor has advised the lease length remaining is 996 years. There is no ground rent paid. The service charge is £1,216.44 per year. This includes buildings insurance. The service charge is reviewed every year.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property  
Ombudsman



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