

The important bit! We have carefully prepared these particulars to provide you with a fair and reliable description of the property, are not part of an offer of contract, and we can't guarantee that a fair and reliable description of the property, are not part of an offer of contract, and we can't guarantee that any mention of any particular fact, feature or figure will be accurate. All measurements given are approximate and our floor plans 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 separate negotiation. We haven't tested any of the services, appliances, equipment or fixtures or fittings listed, prior to exchange of contracts. Please also be aware that services may be affected by your own independent checks to satisfy yourself as to their own independence. If services have been switched off/discharged prior to exchange of contracts, please also be aware that for your co-operation in order to avoid delay in agreeing to sell.

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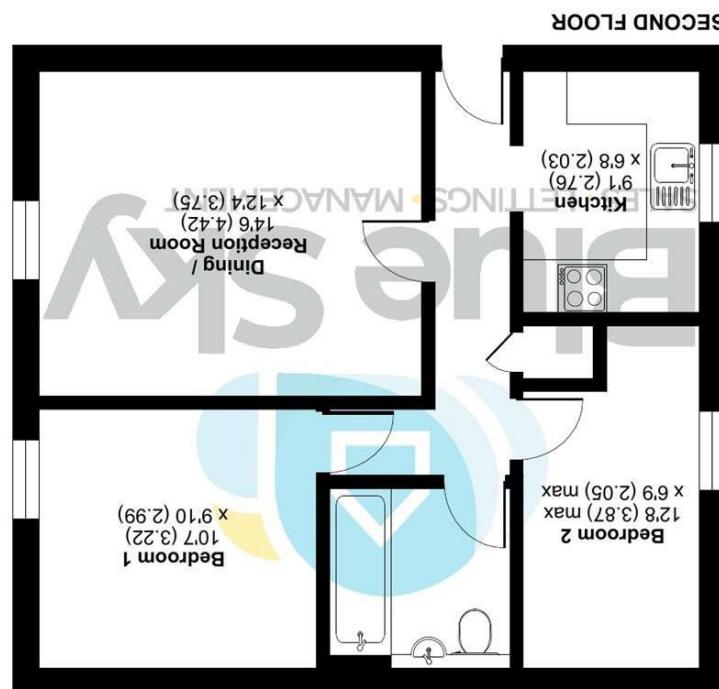
0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Crates Close, Kingswood, Bristol, BS15
Approximate Area = 565 sq ft / 52.4 sq m
For identification only - Not to scale



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Incorporating International Property Measurement Standards (IMPS Revised Edition). © nidecom 2025.





Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN! Blue Sky welcomes you to this superb second floor flat located on Crates Close in Kingswood offering spacious and well presented accommodation throughout, its a must view! Location is ideal as local amenities are close by as well as Kingswood High Street, bus stops and school. The accommodation comprises: entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. Externally you will find the residents carpark and the pleasant communal grounds surrounding the development. The property is offered with no onward chain, making it an attractive option for those looking to move in swiftly! Call today and arrange your viewing!



Entrance Hall

Loft (part boarded and light), door to flat, fuse board, electric heater, airing cupboard housing hot water tank.

Lounge/Diner

14'6" x 12'4" (4.42m x 3.76m)
Double glazed windows, electric heater.

Kitchen

9'1" x 6'8" (2.77m x 2.03m)
Double glazed window, wall and base units with worktops over, tiled splash backs, sink and drainer, space for washing machine, space for electric cooker, space for fridge/freezer, wall heater.

Bedroom One

10'7" x 9'10" (3.23m x 3.00m)
Double glazed window, electric heater.

Bedroom Two

12'8" x 6'9" (3.86m x 2.06m)
Double glazed window, electric heater.

Bathroom

W.C. wash hand basin, wall mounted heater, extractor fan, enclosed bath

with shower over, tiled flooring, part tiled walls.

Parking

Communal car park for use of the residents.

Communal Areas

Bin stores for residents. Communal grounds for the residents.

Agent Notes

We have been informed by the vendor that the property is leasehold. The lease started at 999 years and there is 964 years remaining for this property. There is an annual ground rent of £25 and an annual service charge of £1,368, buildings insurance is included in the service charge. The management company is First Port. Review dates for ground rent and service charges are to be confirmed.

All of this information needs to be verified by a solicitor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	68
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

