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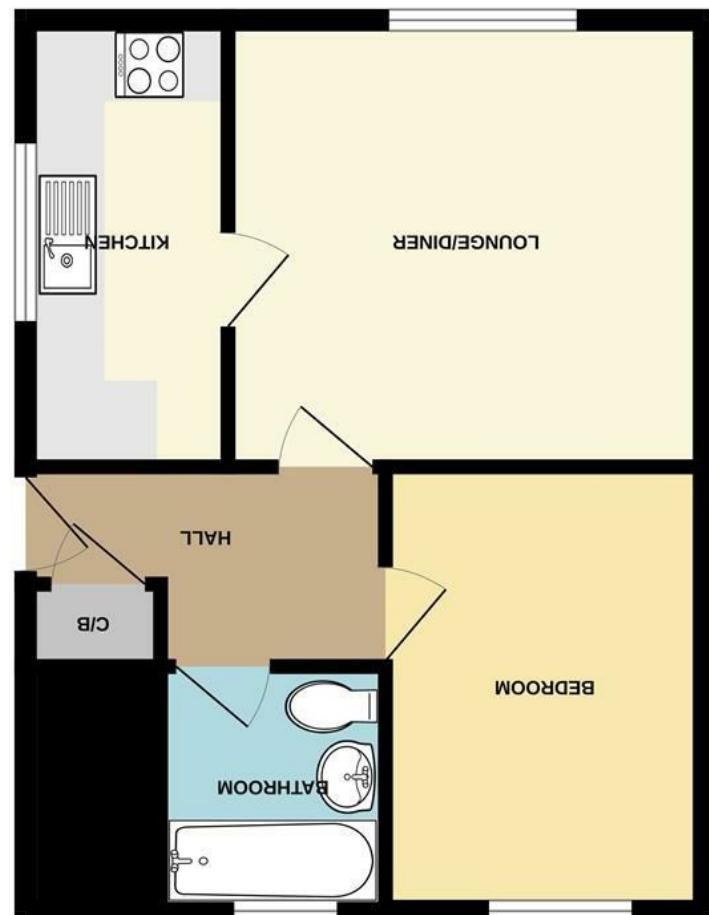
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Get in touch to arrange a viewing;

Like what you see?



GROUND FLOOR



# 5 Two Mile Court, Kingswood, Bristol, BS15 1BY

## Offers In Excess Of £170,000



Council Tax Band: A | Property Tenure: Leasehold

WHAT A GEM! Nestled at the end of this cul-de-sac just off Two Mile Hill Road in Kingswood, you will find this fantastic one bedroom ground floor apartment. Within walking distance of the amenities of Kingswood High Street, plus bus stops and good road links are also close by. The current vendor has presented this home to a very high standard and is definitely worth viewing! The accommodation comprises: private entrance hall with storage cupboard, bathroom, bedroom, lounge/diner and separate kitchen. This property also boasts a parking space in the residents carpark and its very own garden, perfect space for enjoy the outside and relax! We think this home is a real gem so call today to arrange your viewing!



#### Entrance Hall

4'5" max x 10'0" (1.35m max x 3.05m)

Double glazed door to side, storage cupboard housing fuse board, radiator.

#### Bathroom

6'11" x 5'10" (2.11m x 1.78m)

Double glazed window to front, WC, wash hand basin, bath with shower head off taps, extractor fan, radiator, vinyl flooring, part tiled walls.

#### Bedroom

11'11" x 8'5" (3.63m x 2.57m)

Double glazed window to front, radiator.

#### Lounge/Diner

11'9" x 12'6" (3.58m x 3.81m)

Double glazed window to rear, radiator.

#### Kitchen

11'9" x 5'4" (3.58m x 1.63m)

Double glazed window to side,

wall and base units, worktops, tiled splashbacks, extractor fan, vinyl flooring, sink and drainer, space for electric cooker, space for slimline fridge/freezer, space for washing machine, wall mounted gas combi boiler, radiator.

#### Rear Garden

Laid to patio and gravel with raised area, outside tap. Accessed via a shared pathway.

#### Front

Shared pathway to front door, canopy over, outside light, outside store.

#### Parking

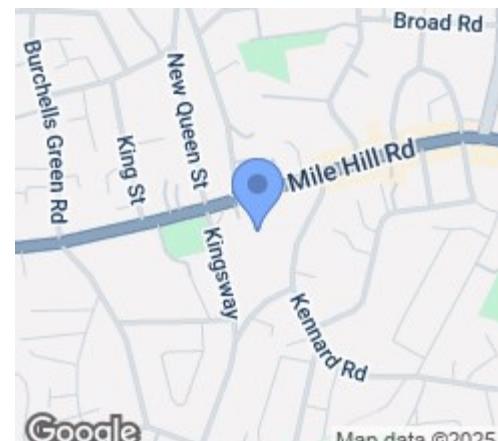
One allocated parking bay in the residents carpark. There are also visitors parking bays on site.

#### Agent Note

The vendor has advised there are 959 years remaining on the lease. The annual ground rent is £1. The annual service charge is £720.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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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