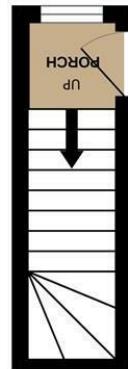
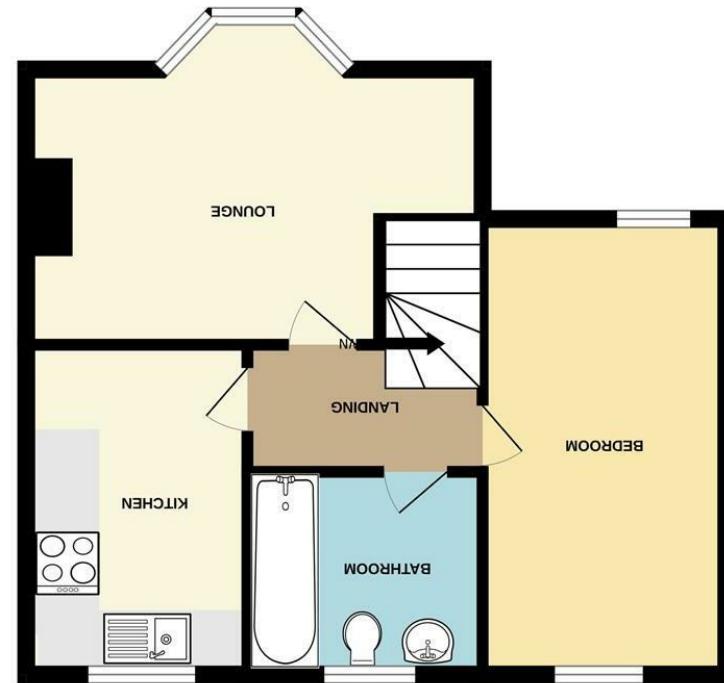


The important bit  
We have carefully prepared these particulars to provide  
you with a fair and reliable description of the property.  
However, these details and anything we've said about the  
property, are not part of an offer of contract, and we can't  
guarantee their accuracy. All measurements given are  
approximate and our floorplans are general  
specification mentioned, however they may be available by  
prior to exchange or completion. We haven't tested any of the  
services, appliances, equipment, fixtures or fittings listed,  
or asked for warranty or service certificates, so unless  
stated, they are offered on an 'as seen' basis. We  
express no interest in this property or make a formal offer,  
prior to exchange of contracts. Please also be aware that  
to satisfy yourself as to their working order and condition,  
you need to come through us for all negotiations  
and inspections. If you wish to do this, please let us know.  
Intending purchasers will be asked to provide proof of  
their ability to fund the purchase and provide a formal offer  
comply with money laundering regulations and we ask  
for your co-operation in order to avoid delay in agreeing  
the sale.

TOTAL FLOOR AREA: 464 sq ft (43.1 sq.m.) approx.  
Made with Mapix 52024



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Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN!! Welcome to this charming apartment located on New Cheltenham Road in the heart of Kingswood, Bristol. This property boasts a cosy reception room, perfect for relaxing after a long day, along with a spacious bedroom and a well-maintained bathroom. Situated in an excellent location, this apartment offers convenience and accessibility to all amenities. With a private entrance, you can enjoy a sense of exclusivity and privacy in your new home. One of the standout features of this property is the parking space available for one vehicle, ensuring that you never have to worry about finding a place to park after a busy day out and about. Additionally, the fact that there is no onward chain means a smoother and quicker process for potential buyers or renters. This apartment is leasehold, but the unique criss-cross style lease means there are no ground rent or service charges to be concerned about, providing peace of mind for the future. Don't miss out on the opportunity to own this lovely apartment in Kingswood. Book a viewing today and envision yourself living in this wonderful space!



#### Porch

3'05 x 3'06 (1.04m x 1.07m)  
Double glazed window to front, UPVC door to side, light fitting, radiator, fuse board, coat racks, stairs to landing.

#### Landing

7'08 x 5'07 (2.34m x 1.70m)  
Stairs to porch, loft access,

#### Lounge

15'09 max x 9'02 (4.80m max x 2.79m)  
Double glazed bay window to front, radiator, chimney breast.

#### Kitchen

7'08 x 11'08 (2.34m x 3.56m)  
Double glazed window to rear, white matching wall and base units with worktop over, single sink with mixer tap over, radiator, electric 4

burner hob with extractor hood above, single oven, space for washing machine and fridge freezer, tiled flooring, spotlights, worcester boiler.

#### Bathroom

5'03 x 7'06 (1.60m x 2.29m)  
Double glazed window to rear, panelled bath with shower over and shower screen, tile splashbacks, pedestal wash hand basin, WC extractor fan, tiled flooring, bathroom cabinet.

#### Bedroom

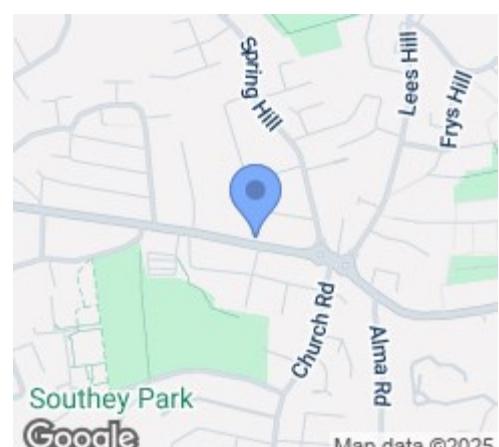
8'05 x 15'06 (2.57m x 4.72m)  
Double glazed window to front, double glazed window to rear, 2x radiators, single light fitting,

#### Parking

Parking for one car to front.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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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