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The Important Bit

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Get in touch to arrange a viewing!

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GROUND FLOOR



Flat 1 Hillside Rise, 20 Waters Road, Kingswood, Bristol, BS15 8EB

£159,995



Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN! WHAT A GEM! Located on Waters Road in Kingswood, you will find this fantastic one bedroom ground floor apartment located in this small development of Hillside Rise. The property is within walking distance of the amenities of Kingswood High Street, plus bus stops and offering good road links to the city centre. The accommodation comprises: private entrance hall, shower room, bedroom and the open plan lounge/diner/kitchen. This property also boasts a parking space in the residents carpark and use of a communal garden. Perfect investment or first home, call today to arrange your viewing!



Entrance Hall

5'3"max x 5'1" max (1.60mmax x 1.55m max)
Double glazed door to hall.

Shower Room

6'0" max x 7'5" max (1.83m max x 2.26m max)
Double glazed window to rear, extractor fan, wall mounted heater, W.C, wash hand basin, tiled flooring, tiled walls, shower cubicle, spotlights.

Bedroom

10'6" n/t 9'0" x 10'0" max (3.20m n/t 2.74m x 3.05m max)
Double glazed window to front, electric heater.

Lounge/Kitchen/Diner

19'1" x 11'6" n/t 8'4" (5.82m x 3.51m n/t 2.54m)
Double glazed window to front, electric heater, fuse board,

sink/drain, wall and base units, worktop, tiled splashbacks, space for washing machine, cooker hood, electric hob and oven, integrated fridge/freezer, Ariston hot water system for the hot water.

Parking

One allocated parking bay, bay 1.

Access To Property

Access to front door via gated pathway to rear of the building.

Communal Garden

Communal garden to front, laid to gravel.

Agent Note

The vendor has advised there are 981 years remaining on the lease. There is no yearly ground payable. The service charge is to be confirmed.



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

