



SALES • LETTINGS • MANAGEMENT

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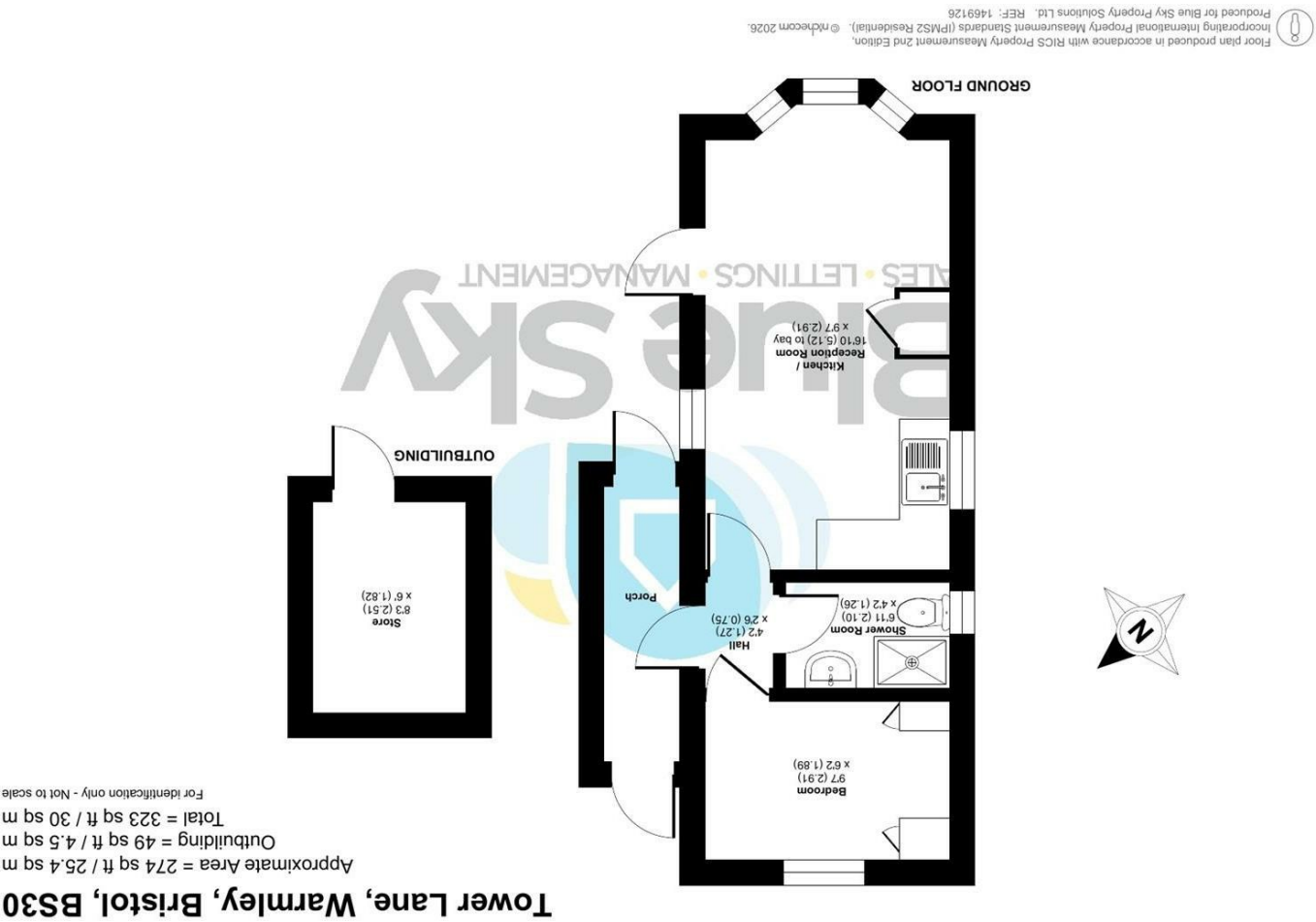
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The Important Bit!

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 separate negotiation. 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 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 have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





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18 Kingsway Park, Tower Lane, Warmley, Bristol, BS30 8XW

£90,000



Council Tax Band: A | Property Tenure: Freehold

NO CHAIN! Located in the ever popular site of Kingsway Park, Warmley, this delightful detached one-bedroom park home offers a superb retreat for those aged over 50. The property is well presented and boasts a comfortable open plan reception room and kitchen, perfect for relaxation or entertaining guests. The bedroom provides a peaceful sanctuary, while the shower room is conveniently located to serve both residents and visitors. The park home is set within a popular site, known for its beautiful walks and tranquil surroundings, making it an ideal choice for nature lovers and those seeking a quiet lifestyle. For your convenience, there is parking available and the rear garden offers a lovely space to enjoy the outdoors. This property is available for cash buyers only, making it a unique opportunity for those looking to invest in a peaceful and well-maintained community. With its attractive features and prime location, this park home is a wonderful option for anyone seeking a comfortable and inviting living space in Bristol.



Entrance Porch

Double glazed doors to front and rear, double glazed windows to side, wood effect flooring, door to entrance hall.

Hall

4'2 x 2'6 (1.27m x 0.76m)
Wood effect flooring.

Kitchen/Lounge/Diner

16'10 to bay x 9'7 (5.13m to bay x 2.92m)
Double glazed windows to sides, double glazed window to front, two radiators, wood effect flooring, door to side, airing cupboard housing gas combination boiler, a range of wall and base units with worktops over, splash backs, space for cooker, cooker hood, sink and drainer, space for 3/4 fridge/freezer.

Bedroom One

9'7 x 6'2 (2.92m x 1.88m)
Double glazed window to rear, radiator, built-in wardrobes and over head storage, fuse board (inside wardrobe).

Shower Room

6'11 x 4'2 (2.11m x 1.27m)
Single glazed window to side, wall heater, shower tray and shower, W.C, wash hand basin, part UPVC panelled walls, radiator, extractor fan, wood effect flooring.

Front

Gated side access, path to front porch door, patio area, door to outbuilding.

Driveway

Gravel drive for one car, tree.

Outbuilding/Store

8'3 x 6' (2.51m x 1.83m)
Door to front, power and light, fuse board, plumbing for washing machine, double glazed window to rear.

Rear Garden

Enclosed rear garden, outside box with fuse board for outbuilding, gravel area, outside tap, area laid to bark, side gate, two gas bottles.

Agent Note

We have been advised by the vendor there is a monthly service charge of £164, this covers maintenance of the site.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



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

