

Cock Road, Kingswood, Bristol, BS15
 Approximate Area = 495 sq ft / 45.9 sq m
 For identification only - Not to scale

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. We haven't tested any of the 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/drain 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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Get in touch to arrange a viewing!

Like what you see?



43B Cock Road, Kingswood, Bristol, BS15 9SH

Offers In Excess Of £190,000



Council Tax Band: A | Property Tenure: Leasehold

Character Garden apartment, lots more and with your own front door! This super apartment is brimming with character and charm and comes with its' own private garden! Having your own front door all adds to having your own space. The current owner was attracted to this delightful property as it feels like a house. As you enter this home, you are bound to be struck by the attractive hallway, which leads beautifully to an attractive open plan lounge/dining/kitchen space. With high ceilings, wooden floorboards and parquet flooring, this home certainly has the character and charm that is rare to find. A wet room also has the benefit of storage space and a utility area. A bright and airy double bedroom has plenty of space for wardrobes. Gas central heating is a further benefit here. A decked area, accessible from the kitchen area has steps that lead down to a generous garden. A right of way gives access to an off street allocated parking space. Local amenities of popular Kingswood are all at hand. Commuters are well served by way of the nearby Ring Road. Be sure to arrange your viewing.



Hallway

11'9" x 2'9" (3.58m x 0.84m)
Door to front, wall mounted cupboard housing fuse box, door to lounge.

Lounge

11'9" x 10'7" (3.58m x 3.23m)
Double glazed window to front aspect, smooth ceiling, door from hallway, open to Kitchen/Diner area, wooden floorboards, picture rail plus a feature panelled wall, t.v point, radiator.

Kitchen/Diner

12'9" x 10'6" (3.89m x 3.20m)
Double glazed door and window panels to rear aspect, smooth ceiling, parquet flooring, door to wet room and door to bedroom, wall mounted gas boiler, radiator.

Utility Area

Space and plumbing for washing machine, housed within a storage cupboard.

Shower Room

7'7" x 3'9" (2.31m x 1.14m)
Double glazed obscured window to side aspect, smooth ceiling, part tiled walls, shower, w.c, pedestal wash hand basin, extractor, heated towel rail.

Bedroom

11'7" x 11'5" (3.53m x 3.48m)
Double glazed window to side aspect, smooth ceiling, steps leading from door to bedroom space, ballustrade, wall lights, radiator.

Garden

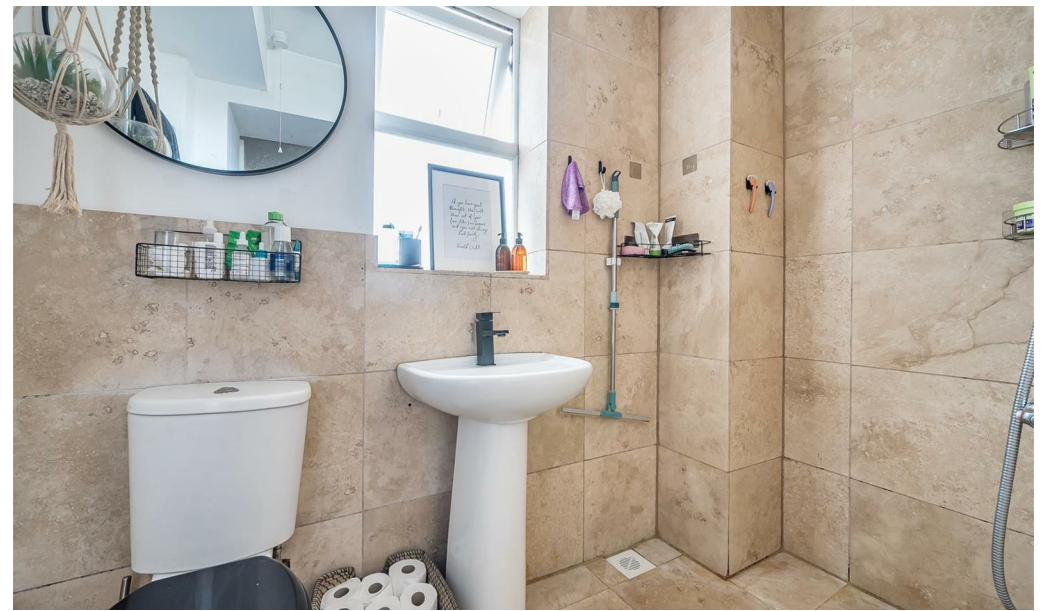
Fully enclosed by way of fencing and hedging, mainly laid to lawn, raised decking area leading from back door, with steps leading down to garden, gated side access with a right of way through a neighbouring garden, giving access through to an off street, allocated parking space. Open undercroft storage space.

Parking

There is off street parking (One allocated space in the middle of three spaces)

Agents Note

The vendors have advised the property is Leasehold with a 999 year lease from 1st January 2018. There is a service charge is £272.80 per annum and ground rent of £250 per annum. The Vendor has advised us that there is a criss cross lease.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

