

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 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/drainaged 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.

The Important Bit

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GROUND FLOOR



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

£950 PCM



Council Tax Band: A | Property Tenure:

ONE BEDROOM ground floor apartment **WITH ALLOCATED PARKING** - Available NOW!!! The property is ideally located, being walking distance from the local shops and amenities of Kingswood high street. It also has good transport links to central Bristol, as well as good access to the Bristol ring road, leading to Bath and both the M5/M4 motorways. Accommodation comprises: 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. Offered unfurnished. Available NOW!. Not suitable for sharers, children, students, pets or smokers.

Council Tax Band: A
 Holding Deposit 1 week : £219.23
 Dilapidations Deposit 5 weeks : £1096.15

AWARD WINNING LETTINGS AGENT.



Entrance Hall
 5'3" max x 5'1" max (1.60m max x 1.55m max)

LL would be gifting the washing machine to the tenant

Shower Room
 6'0" max x 7'5" max (1.83m max x 2.26m max)
 Comprising of W.C, wash hand basin, and shower cubicle,

Parking
 One allocated parking bay, bay 1.

Bedroom
 10'6" n/t 9'0" x 10'0" max
 (3.20m n/t 2.74m x 3.05m max)

Communal Garden
 Communal garden to front, laid to gravel.

Lounge/Kitchen/Diner
 19'1" x 11'6" n/t 8'4" (5.82m x 3.51m n/t 2.54m)
 Includes electric hob and oven, integrated fridge/freezer, Ariston hot water system for the hot water.



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	

