



**Bank Road, Bristol, BS15**  
 Approximate Area = 390 sq ft / 36.2 sq m  
 For identification only - Not to scale

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/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.

**The Important Bit**

**Don't forget to register and stay ahead of the crowd.**

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Get in touch to arrange a viewing!

Like what you see?



**Flat 18, The Old Exchange 10 Bank Road, Kingswood, Bristol, BS15 8LX**  
**Offers In Excess Of £170,000**





Council Tax Band: A | Property Tenure: Leasehold

**BE QUICK!** This well presented, first floor apartment provides an excellent opportunity and must be seen! Impressive, open plan living create the perfect environment for relaxing and those looking to be within excellent proximity to Kingswood High Street. Commuter links are within easy access. A smart kitchen area with integrated appliances leads perfectly to the living space which also incorporates a useful utility cupboard. The Shower Room is tastefully and beautifully presented. The bedroom provides a haven and enjoys storage space and plenty of light. A remainder of a NHBC is in place. We encourage a viewing to fully appreciate this delightful property.



**Communal Hallway**

Intercom system, letter boxes, wall mounted electric panel heater, stairs to first floor.

**Open Plan / Living Area**

20'2 x 14'10 (6.15m x 4.52m)

Door to front, intercom system. The Kitchen area consists a range of wall and base units with work tops over, tiled splash backs, electric induction hob, electric oven and extractor above, sink with mixer taps, integrated under counter fridge, integrated slimline dishwasher, space for fridge / freezer, open to living area with double glazed windows to side, open from kitchen area, cupboard housing utility space and water tank and shelving with plumbing for washing machine, fuse box and telephone point, wall mounted electric panel heater, door to

shower room and door to bedroom.

**Bedroom**

14'5 x 9'5 (4.39m x 2.87m)

Double glazed window to side, usb points, wall mounted electric storage heater, storage space.

**Shower Room**

7'10 x 6'4 (2.39m x 1.93m)

Fully tiled shower cubicle with rain shower and further attachment, part tiled walls, tiled floor, vanity wash hand basin with mixer tap, W.C., ladder style heated towel rail.

**Agent's note**

The Vendor has advised the property is Leasehold, with 994 years remaining. The annual Service charge is: £1,310. No Ground rent charges. All this information needs to be confirmed via a Solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

