



18 Knightstone Court, Shrubbery Avenue, W-S-M, BS23 2JX

£210,000

- Beautifully Presented Purpose Built Second Floor Flat
- Lounge with Balcony
- Bathroom
- Double Glazed
- Two Bedrooms
- Kitchen/Breakfast Room
- Hillside Location
- Must Be Viewed

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Rachel J Homes is delighted to market this beautifully presented second floor flat situated in a purpose built block of the 1970's and in the sought after area of Weston Hillside. Improved by the current owner this property is one that you could move straight into. The property briefly consists of Private Entrance, Entrance Hall, Lounge with Bi-fold doors to Balcony, Kitchen, Two Double Bedrooms, Refitted Bathroom, Communal Gardens, Parking. Added benefits of the lovely home include double glazing. Accompanied Viewings - CALL NOW to book yours but BE QUICK!!!



EPC

Leasehold

Council Tax Band: A



Communal Entrance

Secure access via Shrubbery Road and South Road to all flats.

Entrance Hallway

Composite entrance door, wooden flooring, doors off.

Lounge

4.84 x 3.82 (15'10" x 12'6")

Upvc Double glazed bi-fold doors to balcony with views, TV point.

Kitchen/Breakfast Room

3.30 x 3.11 (10'9" x 10'2")

Upvc Double glazed window to rear, range of wall base units with work surface over and splash back, induction hob with electric oven under & extractor over, space for washing machine, dishwasher & fridge freezer, cupboard housing water tank, wooden floors.

Bedroom 1

3.88 x 3.81 (12'8" x 12'5")

Upvc Double glazed window to front with views, built in wardrobes.

Bedroom 2

3.32 x 2.71 (10'10" x 8'10")

Upvc Double glazed window to rear, built in double wardrobe, wall mounted electric heater, wooden floors.

Bathroom

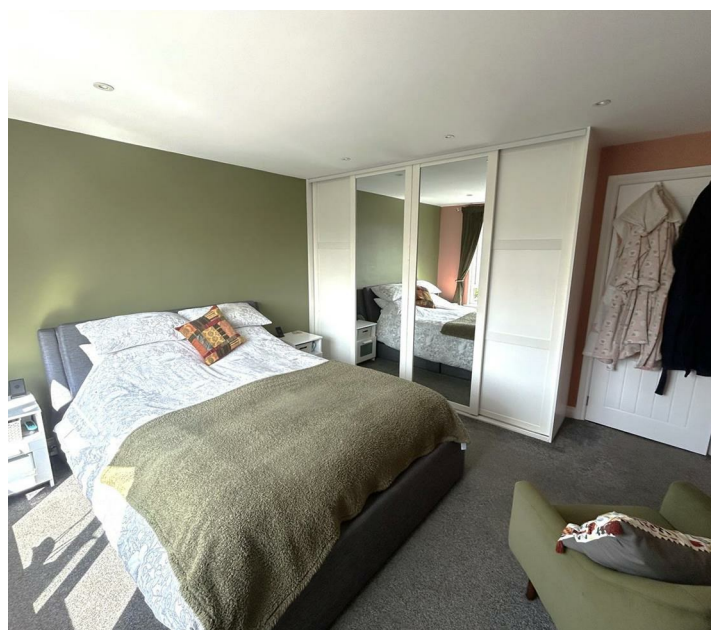
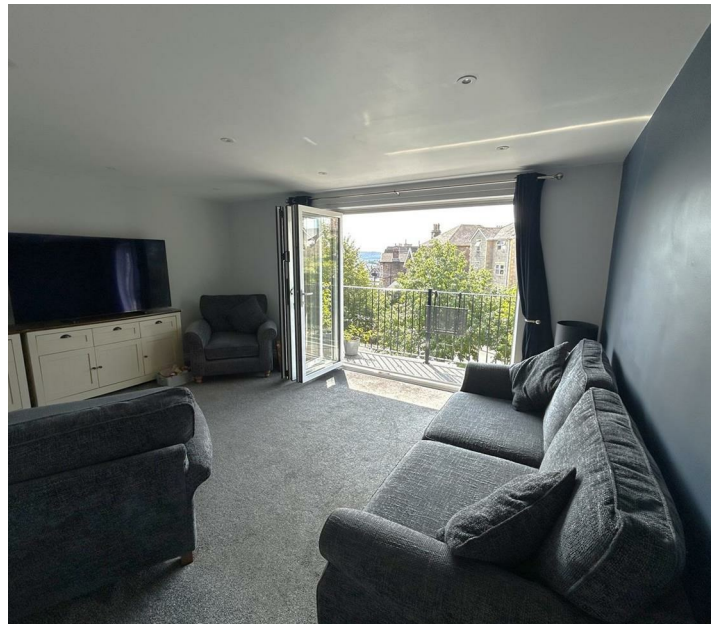
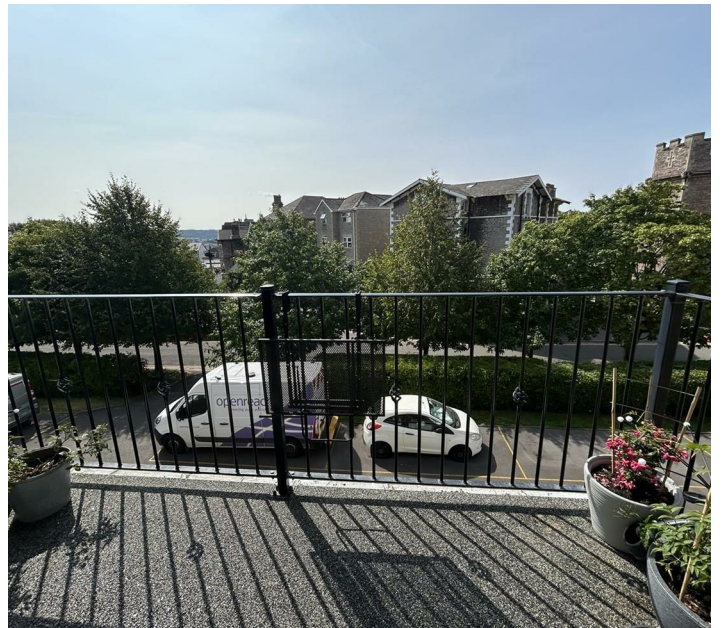
Upvc Double glazed window to rear, fully tiled walls and floor, P-shaped bath with hot water Sunflower mixer shower over, low-level WC and wash hand basin set into vanity unit, heated towel rail.

Outside

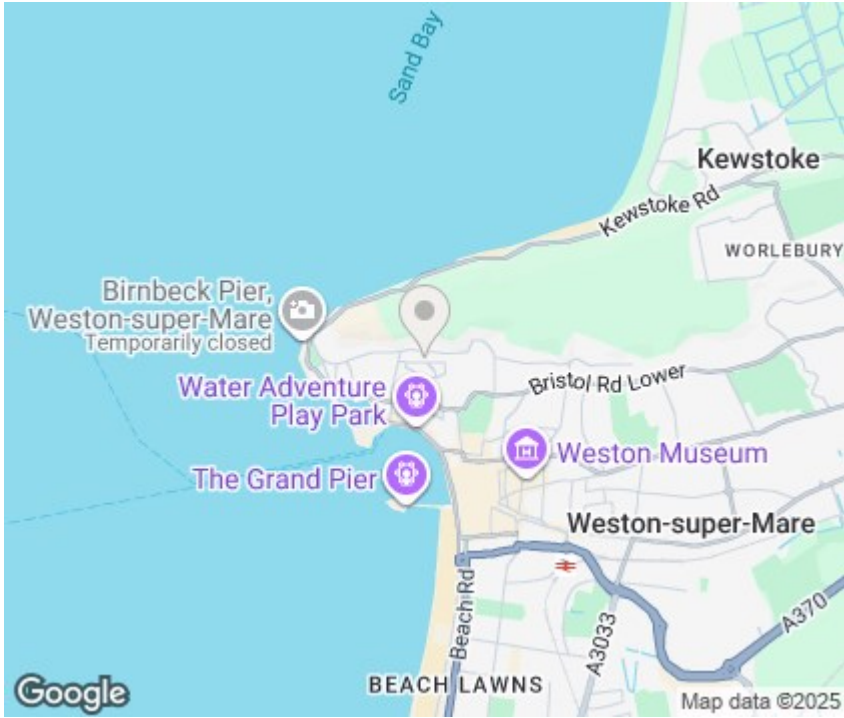
Communal gardens to the rear with gated access to South Road.

Parking

The property has 2 parking permits but the parking on a first come, first serve basis - spaces to front and rear of property.







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

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	