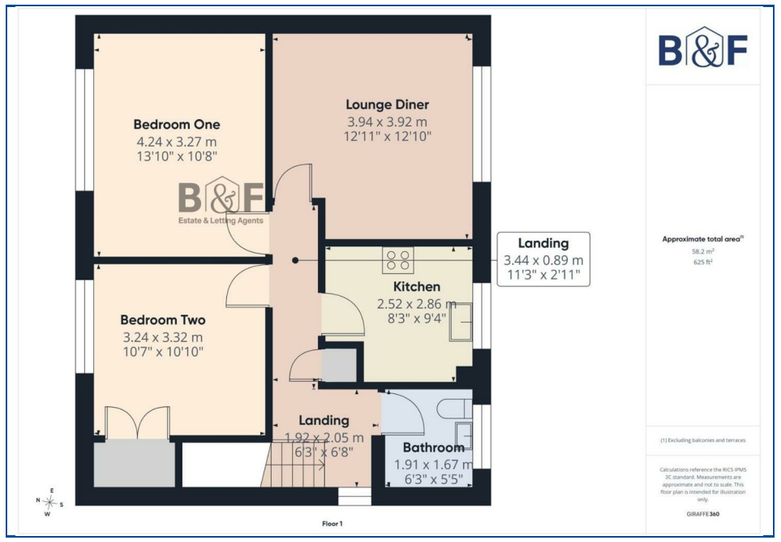
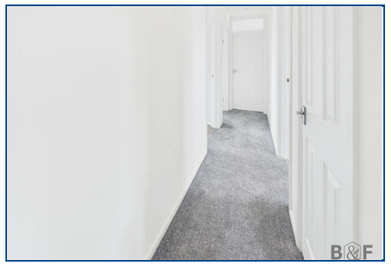
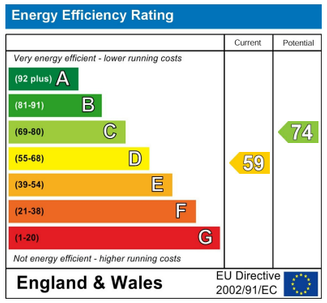




- Super First Floor Flat
- Airey Lounge/Dining Room
- Modern Bathroom
- Gas Central Heating
- Two Double Bedrooms
- Fitted Kitchen with Appliances
- uPVC Double Glazing
- Communal Gardens
- Vendors are Suited



MONEY LAUNDERING REGULATIONS 2003

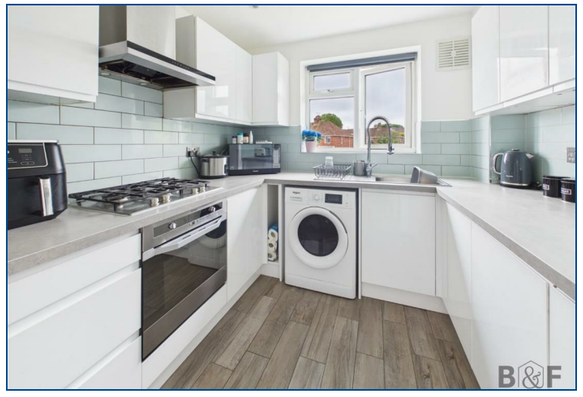
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

Brunt & Fussell

t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ



3 Kimberley Court Kimberley Avenue, Fishponds, Bristol, BS16 5AT
Offers In The Region Of £220,000

Hallway

Spacious Landing

Lounge/Dining Room

Fitted Kitchen

Bedroom One

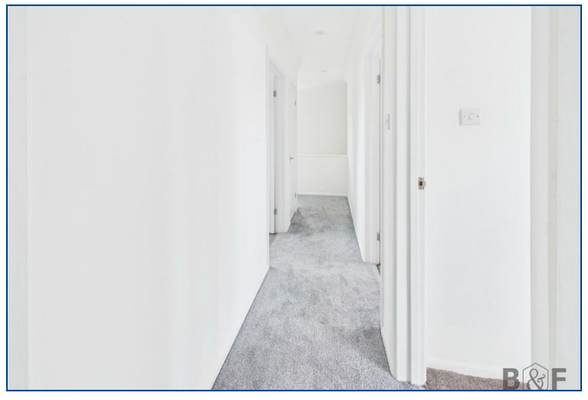
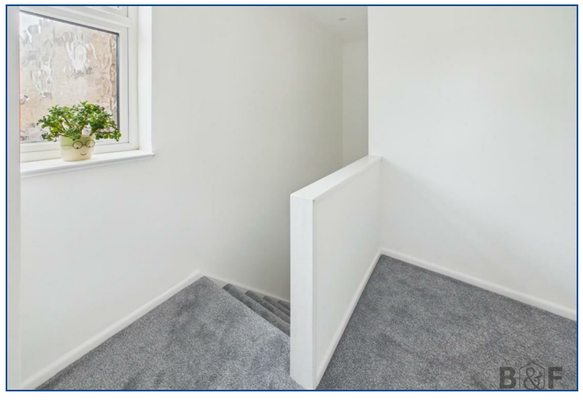
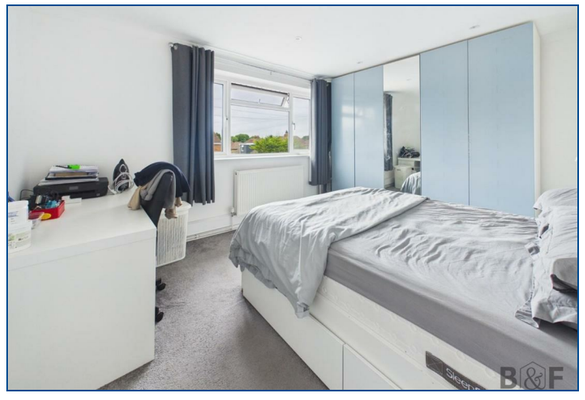
Bedroom Two

Bathroom

Outside

Communal Gardens

Garage

Situated in this popular cul-de-sac is this delightful 1975 built first floor flat which offers a perfect blend of comfort and convenience. With two large double bedrooms, this property is deceptively spacious, making it an ideal choice for couples, small families, or those seeking a comfortable living space.
The flat boasts a well-appointed lounge dining room, fitted kitchen with modern appliances and a contemporary bathroom.
This property is in excellent order throughout, featuring gas central heating and uPVC double glazing. One of the standout features of this flat is the absence of communal hallways, offering a sense of privacy and exclusivity within a desirable block of only four flats.
There are enclosed communal gardens offer a lovely outdoor area and a garage. Don’t miss your chance to make this lovely flat your new home.
Council Tax B. Energy Rating C. 999 year lease. £400 service charge.

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