



- Living/dining/kitchen area
- Double bedroom
- Bathroom
- Newly fitted carpets
- Possibility of renting a parking space
- No onward chain

Flat 3 Rhian Place Hanham Road, Kingswood, Bristol, BS15 8PH  
£145,000 Leasehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Open plan living area  
13'11" x 16'11" (4.25 x 5.18)  
Bathroom  
7'8" x 5'7" (2.35 x 1.71)  
Bedroom  
Lease 150 years from 27  
January 2017  
Annual Management Charge  
- £759.16  
Annual Ground Rent -  
£252.06



PROPERTY TYPE Flat  
BEDROOMS 1  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING E  
COUNCIL TAX BAND A



Recently redecorated, with newly fitted carpets, we are pleased to offer this pleasant, bright ground floor apartment.

With open plan living/dining and kitchen area with full length double glazed window, a double bedroom and a modern bathroom.



## the location

Set in a super convenient location close to all good local amenities, including Kingswood park, Kings Chase shopping centre, the Avon ring road and Bristol to Bath cycle track. There is also a frequent local bus service to Bristol city centre. Bristol 3.5 miles Bath 9.5 miles

## just a thought...

Behind this modest exterior lies a bright and airy apartment with a spacious feel. Everything you could need on your doorstep. This property is an ideal first purchase or buy to let investment.

*Offered for sale with no onward chain!*