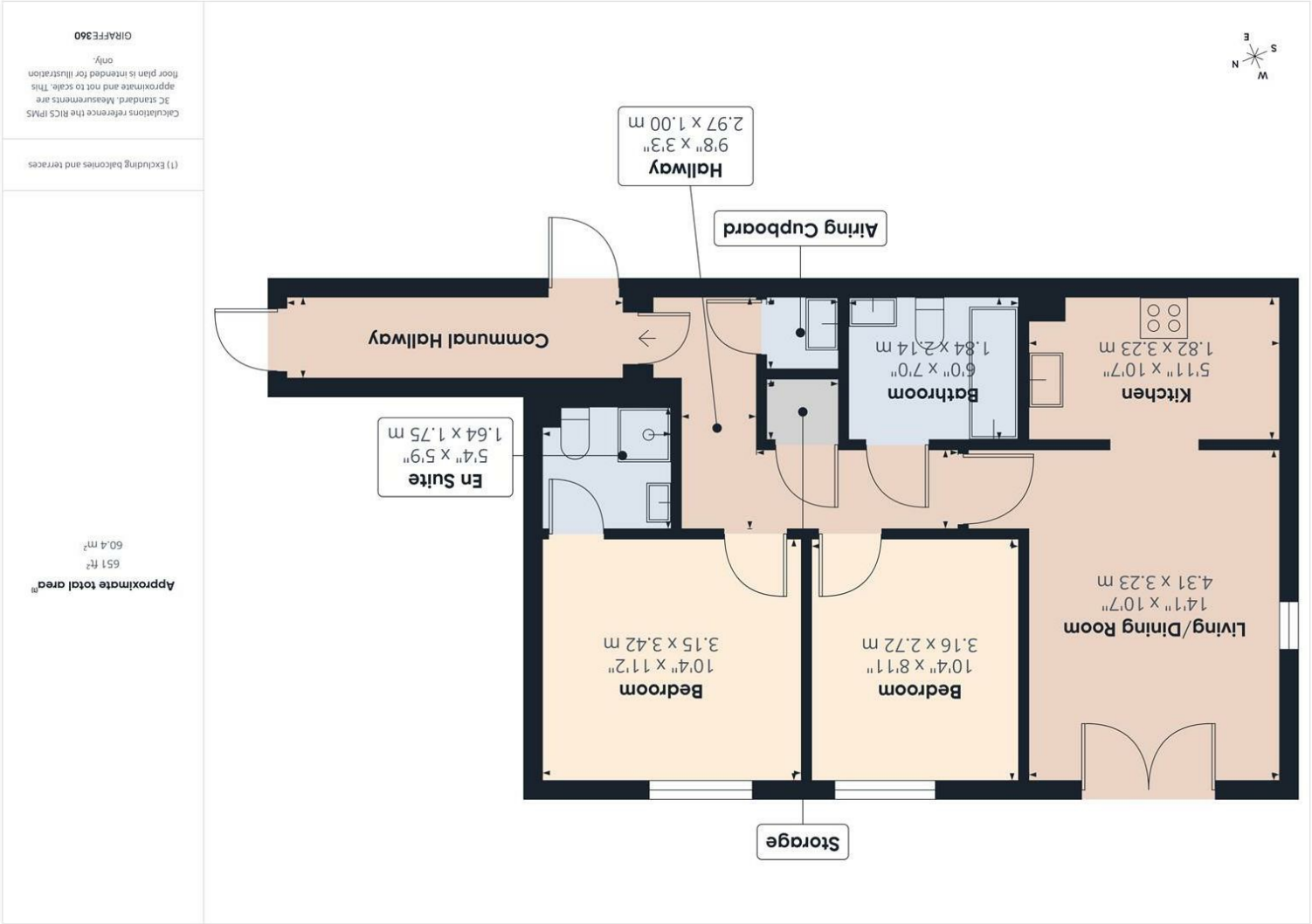




- Ground floor flat
- Lounge/diner
- Kitchen
- Two bedrooms with en suite to master
- Bathroom
- Electric heating
- Allocated parking
- No onward chain!

48 Hollybrook Park, Kingswood, BRISTOL, BS15 1ST
£180,000 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.



Approximate total area
651 ft²
60.4 m²

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.
GIRAFFE360

(1) Excluding balconies and terraces.

Hallway

Living/Dining Room

14'1" x 10'7" (4.31m x 3.23m)

Kitchen

10'7" x 5'11" (3.23m x 1.82m)

Bedroom

11'2" x 10'4" (3.42m x 3.15m)

En Suite

5'4" x 5'8" (1.64m x 1.75m)

Bedroom

10'4" x 8'11" (3.16m x 2.72m)

Bathroom

7'0" x 6'0" (2.14m x 1.84m)

Lease - 125 years from 1 January 2005

Ground Rent - £200 per annum

Service Charge - Approx. £1800 per

annum

PROPERTY TYPE Flat - Ground Floor
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 2
EPC RATING C
COUNCIL TAX BAND B



Well presented ground floor flat in convenient modern development.

Hallway, lounge/diner, kitchen, two bedrooms (master en suite) and bathroom.

Offered with vacant possession, electric heating and an allocated parking space.

No onward chain!



the location

Set in popular location, frequent local bus service offering good access to the facilities of Kingswood, St George and Hanham. Bristol 3.0 miles
Bath 10.5 miles

Offered for sale with no onward chain!

just a thought...

If you hadn't considered this area before this could be the one! Well placed ready to move into, and with an allocated parking space. All offered at a competitive price point!