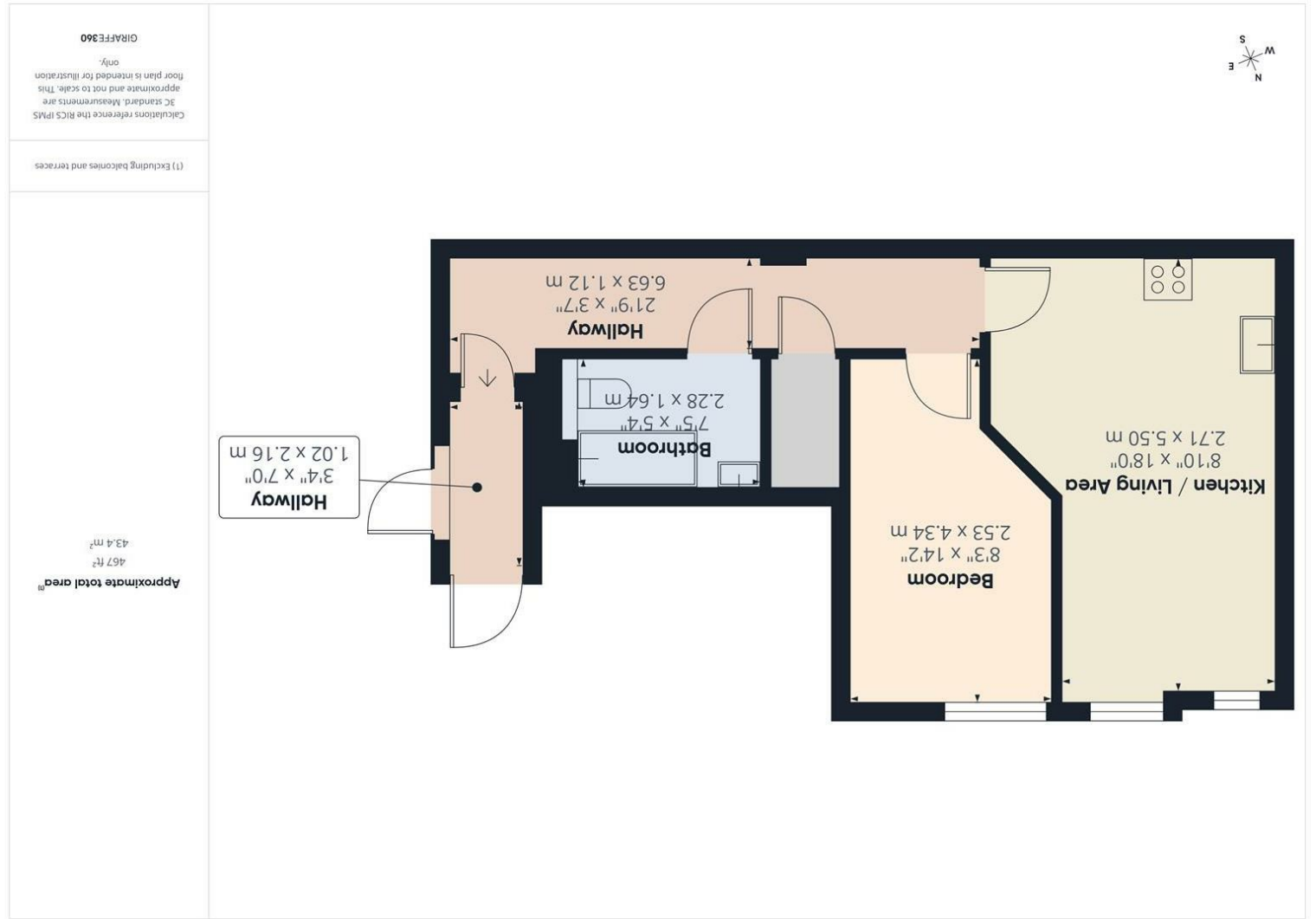


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.



- Hallway
- Kitchen/Living Area
- 18'0" x 8'10" (5.50m x 2.71m)
- Bedroom
- 14'2" x 8'3" (4.34m x 2.53m)
- Bathroom
- 7'5" x 5'4" (2.28m x 1.64m)
- Lease 150 years from 27 January 2017
- Annual Management Charge - £995
- Annual Ground Rent - £250



- Ground floor apartment
- Open-plan kitchen/lounge
- Double bedroom
- Bathroom
- No onward chain
- Near Kingswood High Street
- Good transport links to Bristol and Bath

2 Rhian Place, Kingswood, Bristol, BS15 8PH  
**£145,000** Leasehold

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



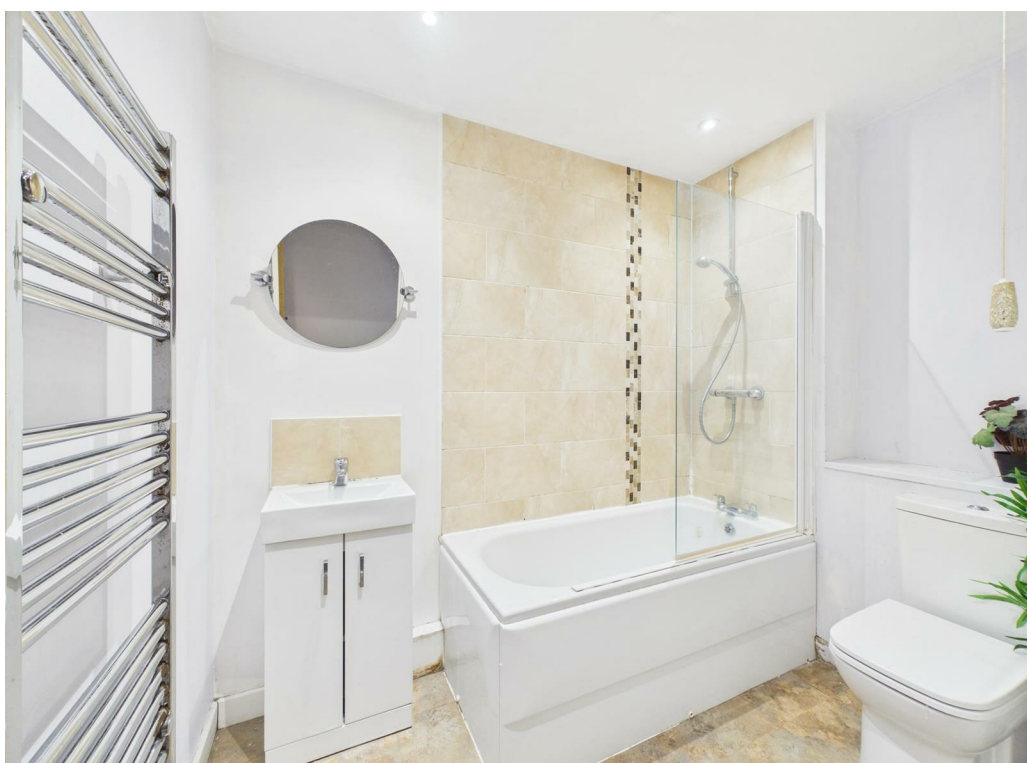
Offered for sale with no onward chain. A ground floor, spacious one-bedroom apartment featuring a communal entrance, private entrance hallway, modern bathroom, generous double bedroom, and a bright open-plan kitchen and living area.



### the location

Located on Hanham Road in Kingswood, BS15 8PH is exceptionally well placed for both convenience and leisure. Residents are steps away from Kings Chase Shopping Centre and the local high street, offering major brands alongside independent shops and banks. For expanded entertainment, the Longwell Green leisure parks—featuring a Vue Cinema, gym, and major retail outlets—are just a short drive away, all while maintaining excellent transport links to Bristol and Bath.

*Offered for sale with no onward chain.*



### just a thought...

If you're looking for your perfect first home or even a buy to let, this could be the ideal property for you.