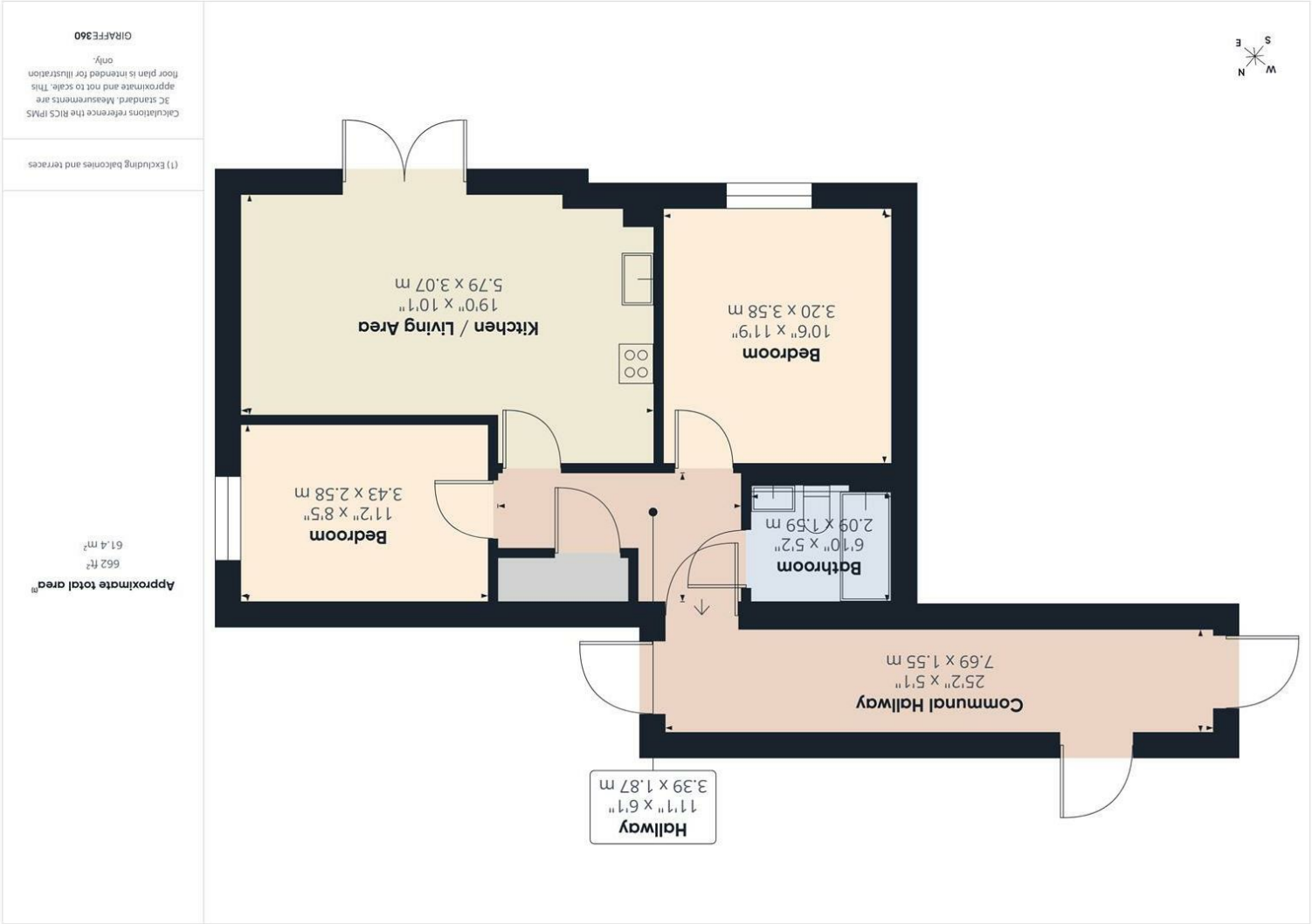




- Two bedroom ground floor apartment
- Open plan kitchen/Living area
- Private south-facing garden
- Off street parking
- Close to local amenities

85 Elmtree Way, Kingswood, Bristol, BS15 1FF
Guide Price £210,000 Leasehold



Hallway

Kitchen/Living Area

18'11" x 10'0" (5.79m x 3.07m)

Bedroom

11'8" x 10'5" (3.58m x 3.20m)

Bedroom

11'3" x 8'5" (3.43m x 2.58)

Bathroom

6'10" x 5'2" (2.09m x 1.59m)

Lease - 125 years from 01 January 2017

Management Charge £1308.44 per

annum

Ground Rent £356.82 per annum

PROPERTY TYPE Flat
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING B
COUNCIL TAX BAND B



A stylish and well-presented two-bedroom apartment, ideally positioned close to local amenities, transport links and green spaces.

The property offers a spacious open-plan kitchen, dining and living area on a corner plot providing plenty of natural light and privacy.

There are two well proportioned bedrooms, a modern bathroom and, most notably, a private enclosed garden a rare feature, with only a handful of apartments within the development benefiting from their own private outdoor space..



the location

Set not far from the heart of Kingswood with shops, bars and restaurants, a park, the Avon ring road and Bristol to Bath Cycle Path, the Gallagher retail park at Longwell Green is also just a short drive. Ideally placed for access to both Bristol City Centre and Bath, this is an ideal home for first time buyers, young professionals and families. Bristol 3.6 miles Bath 9.9 miles

what the owners will miss

"This has been the perfect home for the last 5 years - we'll miss the convenience of having Kings Chase Shopping Centre just a few minutes walk away, which has everything you need, and sitting in the garden soaking up the morning sun with our coffee."

just a thought...

A fantastic opportunity to acquire a modern and well-maintained home with a desirable garden. Excellent value for money, close to Kingswood Centre and own parking space, what's not to love!