



**Elmtree Way, Kingswood, Bristol, BS15**  
Approximate Area = 534 sq ft / 49.6 sq m  
For identification only - Not to scale

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drain down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit!**

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**Get in touch to arrange a viewing!**

**Like what you see?**



**93 Elmtree Way, Kingswood, Bristol, BS15 1FF**  
**Offers In Excess Of £170,000**



Council Tax Band: A | Property Tenure: Leasehold

**NO CHAIN!** Nestled in the heart of Kingswood, Bristol, this modern first-floor apartment on Elmtree Way offers a delightful living experience. Built in 2017, the property boasts contemporary design and spacious accommodation, making it an ideal choice for individuals or couples seeking a comfortable home. Upon entering, you will find a welcoming hall which leads to the open-plan lounge, dining and kitchen area that creates a bright and airy atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, ensuring a warm and inviting environment. The apartment features one well-proportioned bedroom, providing a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your needs. Additionally, the property benefits from an entry phone system, enhancing security and convenience. For those with a vehicle, there is designated parking for one car, a valuable asset in this bustling area. The location is particularly advantageous, as it is just a short stroll from the amenities of Kingswood High Street, where you will find a variety of shops, cafes and services to cater to your daily needs. This property is offered with no onward chain, making it an excellent opportunity for those looking to move in swiftly. Whether you are a first-time buyer or seeking a rental investment, this apartment presents a fantastic option in a vibrant community. Do not miss the chance to make this modern flat your new home.



**Communal Entrance**

Main front door with fob access, stairs to first floor.

**Entrance Hall**

10'4" x 4'3" (3.15m x 1.30m)  
Door to entrance hall, video entry phone system, electric heater, storage cupboard housing fuse board and emersion hot water tank.

**Lounge/Diner/Kitchen**

25'5" max x 13'0" max (7.75m max x 3.96m max)  
Double glazed window to rear, two electric heaters, wall and base units with worktops, one and a half bowl sink and drainer, splash backs, electric hob and electric oven, cooker hood, space for washing machine, integrated fridge/freezer, vinyl flooring to kitchen.

**Bedroom One**

14'10" x 10'0" (4.52m x 3.05m)  
Double glazed window to rear, electric heater.

**Bathroom**

6'9" x 5'11" (2.06m x 1.80m)  
W.C, wash hand basin, spotlights, heated towel rail, extractor fan, part tiled walls, enclosed bath with shower over and shower screen.

**Parking Bay**

Allocated parking bay, number 93.

**Communal Areas**

Communal bike and bin stores for use of the residents. Secure access gate to rear leading to Kingswood High Street. Communal grounds.

**Agent Note**

The vendor has advised there are 207 years remaining on the lease. The annual service charge is £1,258.84. The service charge is reviewed every year. There is a peppercorn rent of £0.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

