



**Connells**

Hollybrook Park  
BRISTOL



## Property Description

Situated within a popular development, this well-presented two-bedroom ground floor flat offers spacious and practical accommodation throughout. The property benefits from a welcoming entrance hall with built-in storage, a semi open-plan lounge/diner and kitchen, two well-proportioned bedrooms, an ensuite shower room to the main bedroom and a separate bathroom. The lounge provides ample space for both living and dining furniture and enjoys natural light from French doors and a side window. The kitchen is fitted with a range of wall and base units, worktops and integrated cooking facilities. Bedroom two benefits from bespoke fitted wardrobes, whilst the main bedroom enjoys the added convenience of an ensuite shower room. Further benefits include allocated parking, communal bike storage, double glazing and electric heating. The property is presented in good condition throughout and would make an ideal first-time purchase, downsize or investment opportunity.

## Entrance Hall

Front entrance door, carpet flooring, smooth ceilings, two built-in storage cupboards, access to all

rooms and a wall mounted electric radiator.

## Main Bedroom

11' 5" max x 10' 7" max ( 3.48m max x 3.23m max )

Double glazed window to the rear aspect, carpet flooring, TV point, smooth ceilings, access to the

ensuite and a wall mounted electric radiator.

## En-Suite

6' 3" x 5' 5" ( 1.91m x 1.65m )

Extractor fan, wood effect flooring, walk-in shower cubicle with sliding glass doors, WC, wash hand

basin with mixer tap, part tiled walls, smooth ceilings and a towel rail.

## Bedroom Two

10' 8" max x 9' max ( 3.25m max x 2.74m max )

Double glazed window to the rear aspect, bespoke built-in wardrobes, carpet flooring, smooth ceilings and a wall mounted electric radiator.

## Bathroom

7' 1" x 6' 1" ( 2.16m x 1.85m )

Wood effect flooring, panelled bath with mixer tap, WC, wash hand basin with mixer tap, part tiled walls, smooth ceilings and a towel ring.

## Lounge/Diner

14' 3" max x 10' 8" max ( 4.34m max x 3.25m max )

Double glazed French doors to the rear aspect, double glazed window to the side aspect, carpet

flooring, telecom entry phone system, TV point, smooth ceilings and two wall mounted electric

radiators.

## Kitchen

10' 8" x 6' 1" ( 3.25m x 1.85m )

Double glazed window to the side aspect, wood effect flooring, smooth ceilings, part tiled walls, a

range of wall and base units with worktops over, one and a half bowl stainless steel sink with mixer

tap, low level electric oven with electric hob and extractor over, space for a fridge freezer, space for

a washing machine and wood effect flooring.

## Additional Information

Further benefits include an allocated parking space and access to communal bike storage.

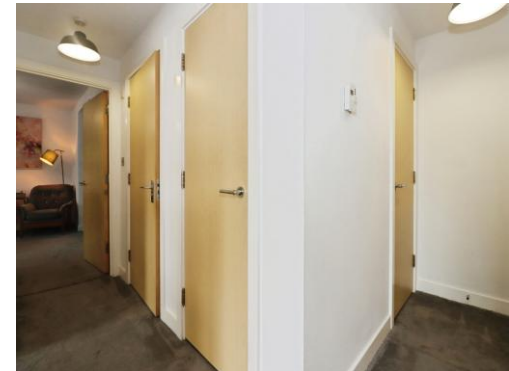
Positioned on the ground floor, the property offers convenient access and benefits from double

glazing and electric heating throughout. Well maintained by the current owners, the property

provides comfortable and low-maintenance living within a popular residential development.

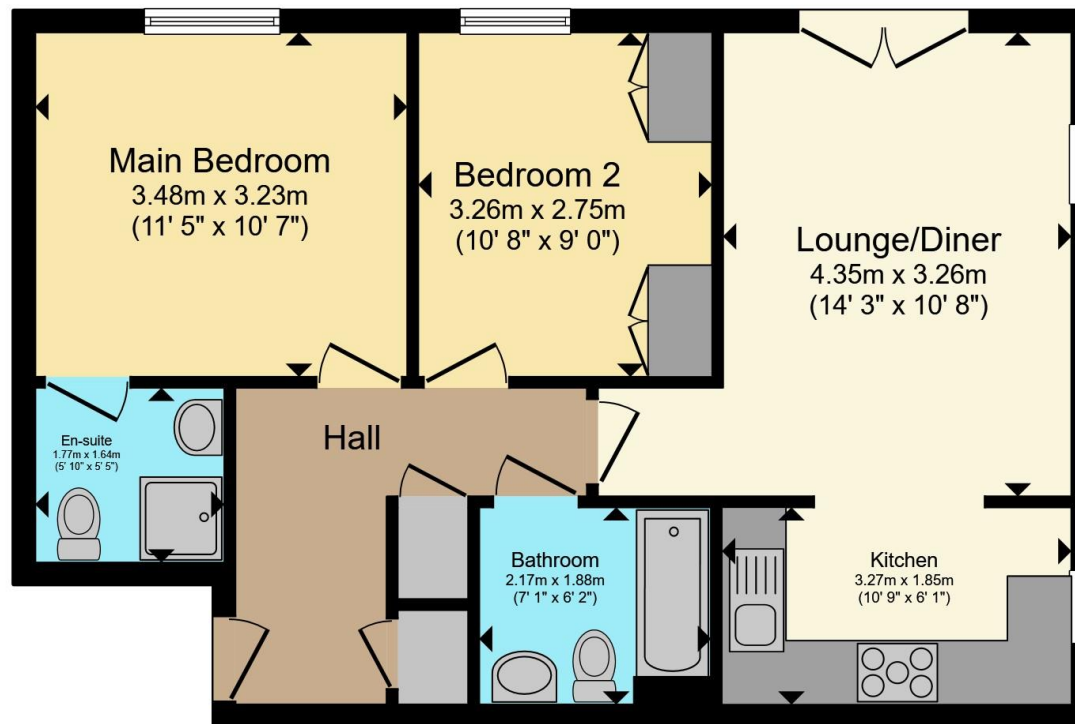
## Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.









Total floor area 58.6 m<sup>2</sup> (630 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 1500.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KWD311360](http://connells.co.uk/Property/KWD311360)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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