Blue Sky
SALES • LETTINGS • MANAGEMENT

Flat 13 Kingsgate House, Church Road, Kingswood, Bristol, BS15 4FT

£1,100 PCM



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 394 sq.ft. (36.6 sq.m.) approx.

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Like what you see?

Get in touch to arrange a viewing;

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info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA

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The Important Bit!

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/drained 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.



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Council Tax Band: A | Property Tenure:

Modern ONE BEDROOM first floor apartment WITH ALLOCATED PARKING - Available early January 2027!!
The property is ideally located, being walking distance from the local shops and amenities of Kingswood high street. It also has good transport links to central Bristol, as well as good access to the Bristol ring road, leading to Bath and both the M5/M4 motorways.
Accommodation comprises: hallway, open plan kitchen / lounge with integrated fridge-freezer, washing machine, electric oven and electric hob, a good size double bedroom with hanging clothes rail and a modern white bathroom suite with large shower cubicle. The property is finished to a high standard and also benefits from one allocated parking space.
Offered unfurnished. Available early January 2027!. Not suitable for sharers, children, students or smokers.

Council Tax Band: A
Holding Deposit 1 week : £253.84
Dilapidations Deposit 5 weeks : £1269.23

AWARD WINNING LETTINGS AGENT.





Hallway
6'0 x 6'1 (1.83m x 1.85m)
Housing cupboard with water heater

Kitchen / Lounge
16'5 x 11'1 (5.00m x 3.38m)
Comprising of electric oven, hob, extractor fan, fridge/freezer and washer / dryer

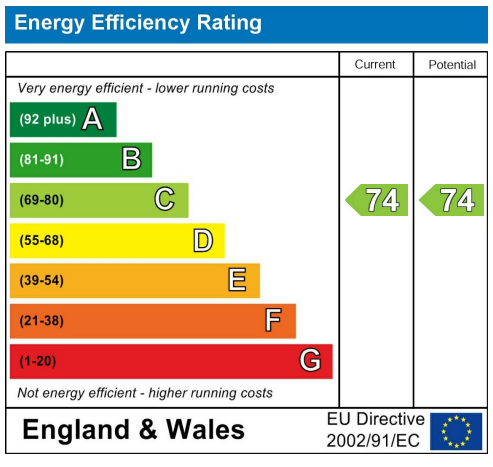
Bedroom
15'11 max x 7'10 (4.85m max x 2.39m)

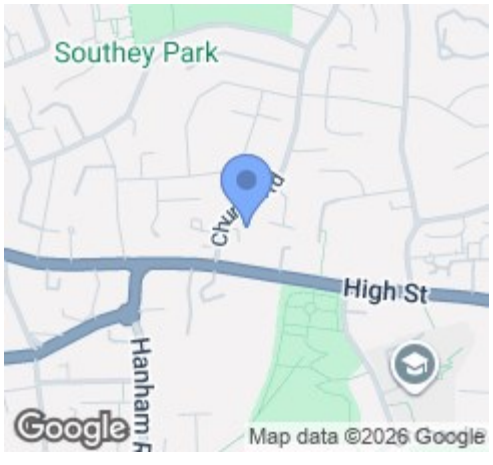
Shower Room
9'08 x 4'0 (2.95m x 1.22m)
comprising of WC, wash hand basin and shower cubicle

Parking
Parking bay no. 13









The Property Ombudsman
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