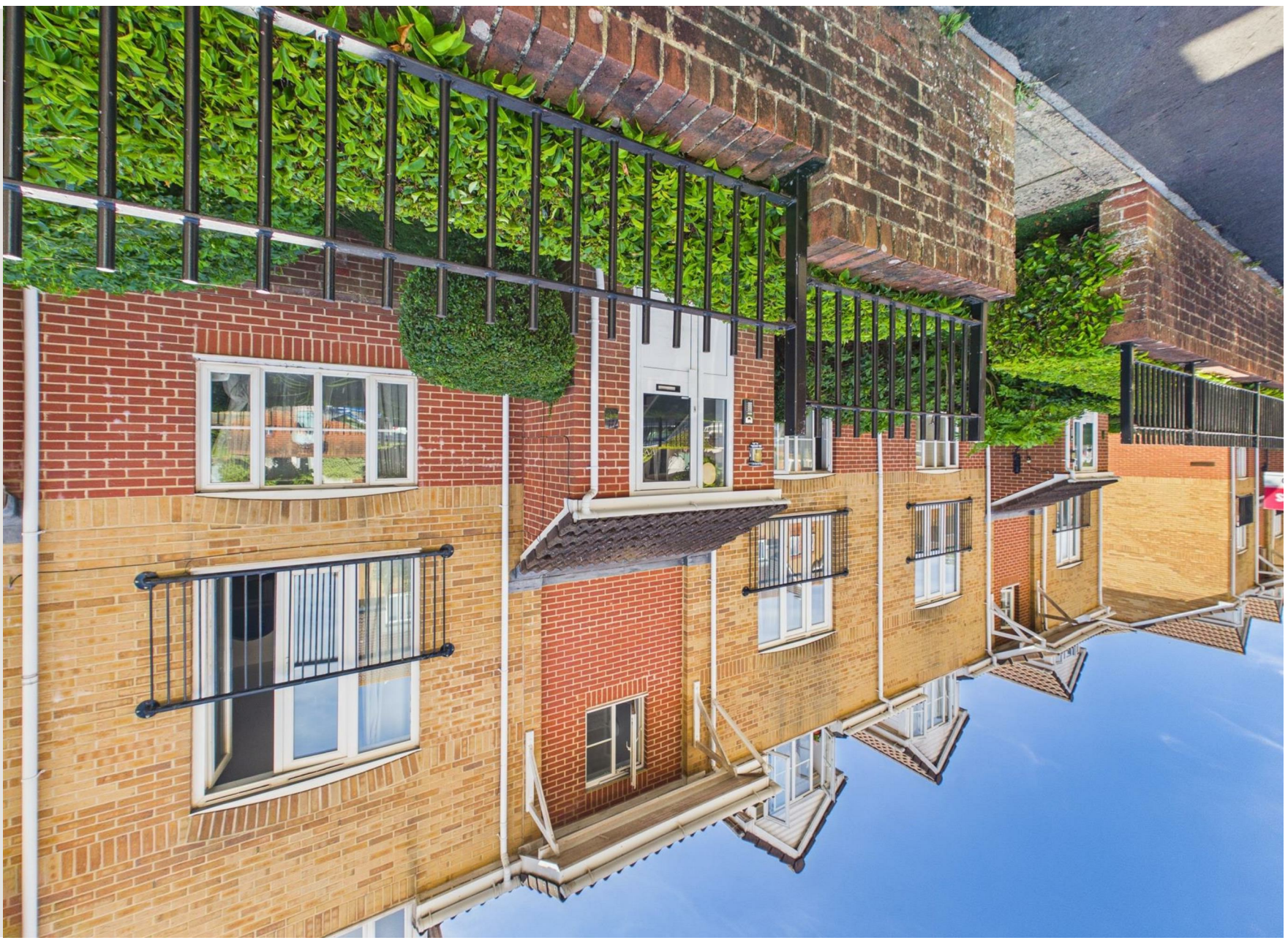
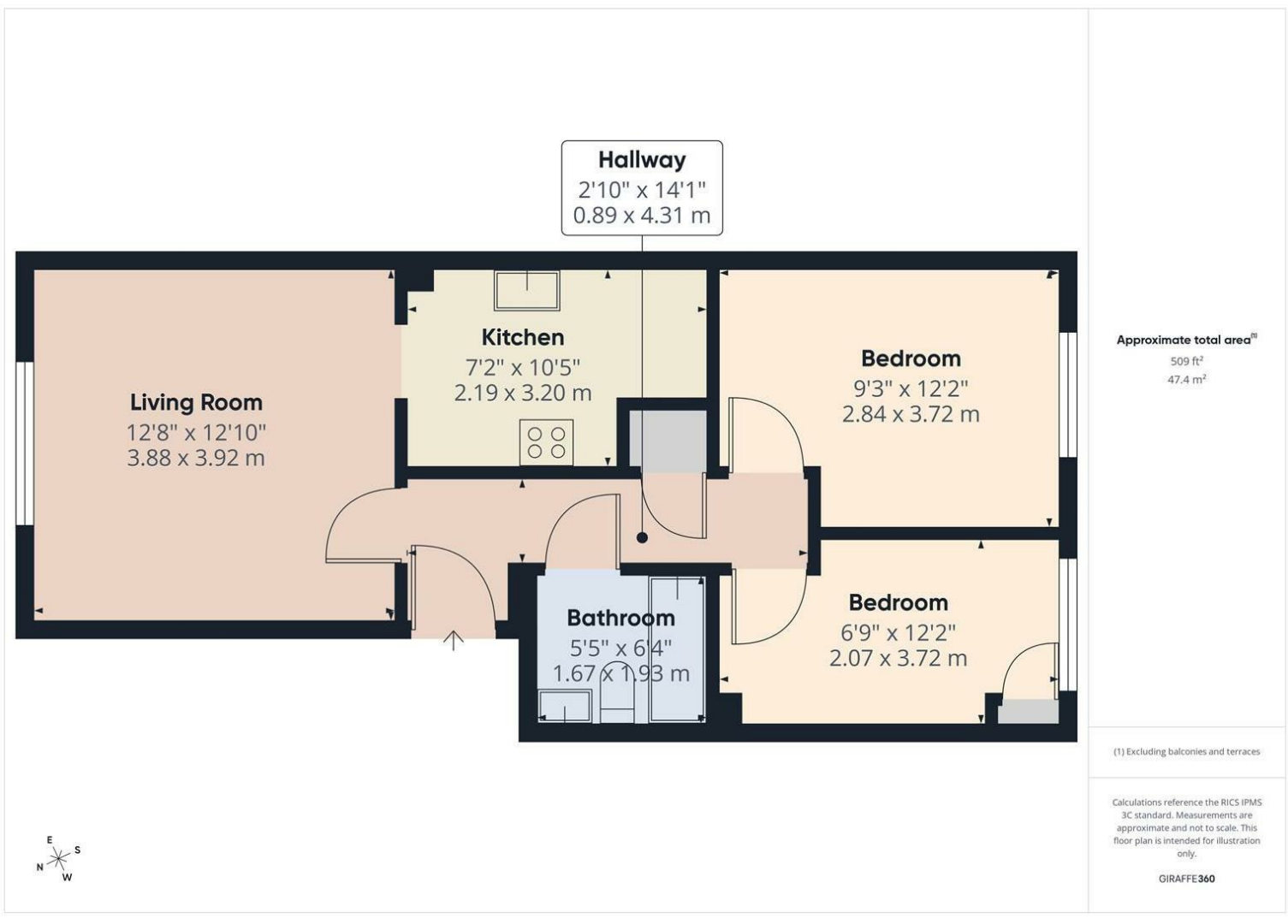
16 Linden Court Clarence Road, Kingswood, Bristol, BS15 1PB

£175,000 Leasehold

DW SMITH EST 19 99

- Living room
- Kitchen
- Two bedrooms
- Bathroom
- Allocated parking
- Viewing advised





Approximate total area(1)

509 ft²

47.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entrance Hallway

Living Room
12'8" x 12'10" (3.88 x 3.92)

Kitchen
7'2" x 10'5" (2.19 x 3.20)

Bedroom
9'3" x 12'2" (2.84 x 3.72)

Bedroom
6'9" x 12'2" (2.07 x 3.72)

Bathroom
5'5" x 6'3" (1.67 x 1.93)

Lease - 125 years from 1st February 2003

Service Charge - £1492 per annum

Ground Rent - £175 per annum

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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

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PROPERTY TYPE Flat

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

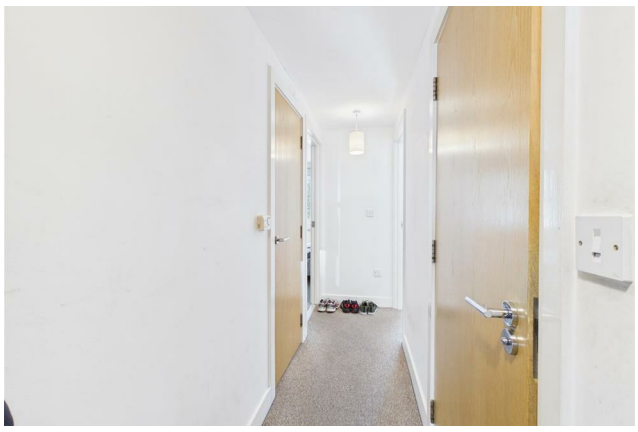
COUNCIL TAX BAND B





Well presented purpose built two bedroom ground floor flat, set in a very convenient location for access to both Kingswood and Fishponds.

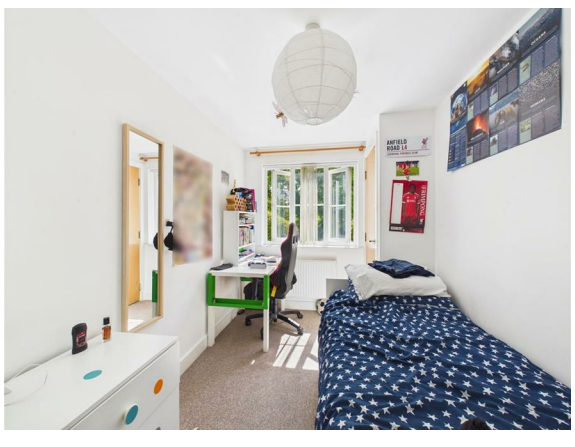
With a lounge, kitchen, two bedrooms, bathroom, allocated parking and gas central heating - this flat allows for comfortable living.











the location

Situated close to many local amenities, a bus route that sends you into Bristol city centre allows for constant access into town. With Kingswood high street only a short drive away this property is really in a prime location. Bristol 3 miles Bath 10.4 miles

what the owners will miss

Well presented ground floor flat in convenient location.



just a thought...

If you haven’t considered this area before then why not? There is excellent value for money and is surprisingly close range to countless shops both in Kingswood and Fishponds, cafes, bus routes and local facilities in the area.