



Lodge Road, Kingswood, Bristol, BS15 1TB

Large Decked Balcony! | Bright & Spacious Apartment | Generous Lounge/Diner | Two Sets of French Doors

Two Double Bedrooms | Storage Space & Separate Kitchen | Lovely Communal Gardens | Well Maintained Development

Offers In Excess Of: £180,000

HUNTERS[®]
HERE TO GET *you* THERE

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****WOW - LOOK AT THE BALCONY!!**** Over looking the period building of Cossham Hospital and green gardens of this tidy development. One of only two in the building offering private outside space with decking! Also boasting underground secure parking. Internally this spacious apartment offers two sets of french doors allowing lots of light into the lounge/diner with archway into a separate kitchen. The hallway boasts two storage cupboards and access to the bathroom and two double bedrooms! Please call to arrange viewing. The seller has found his new home.

FRONT DOOR

With secure entry intercom system leading into communal entrance hall with residents notice board, meter cupboard, stairs to first floor with door into lobby and apartment on the right opening into

ENTRANCE HALL

L-shaped hallway with new grey carpet, wall mounted fuse box, electric heater, doors to

STORAGE

Two built in storage cupboards, one housing water tank

BATHROOM

1.90m (6' 3") x 1.90m (6' 3")

Part tiled, three piece white suite comprising bath with shower over, wc, wash hand basin, wall mounted heater, extractor fan

BEDROOM TWO

3.38m (11' 1") x 2.36m (7' 9") max

Double glazed window to side overlooking balcony

BEDROOM ONE

2.87m (9' 5") x 2.64m (8' 8")

Double glazed window to rear overlooking balcony

LOUNGE/DINER

7.04m (23' 1") x 3.10m (10' 2")

Double glazed french doors to side with Juliette balcony and to rear opening onto balcony. Feature fireplace, electric heater, ample space for living and dining furniture, double glazed window to side, archway opening into

KITCHEN

3.07m (10' 1") x 2.21m (7' 3")

Wall and base units with work surfaces over, sink and drainer, tiled splash backs, fitted oven and hob with built in extractor fan over, space for washing machine, alcove for large fridge freezer, plinth heater

BALCONY

Lovely space overlooking communal tree lined gardens. Decking and railings, space for table and chairs and plant pots.

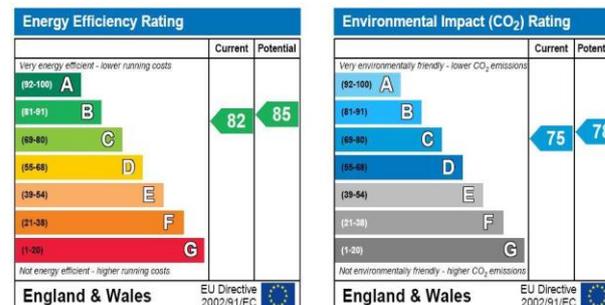
COMMUNAL GARDENS

Lawn, flower beds, mature trees, between the two buildings are seating areas, patio, further lawn, trees and bench, access to

CARPARK

Electric key pad access gate into car park, allocated space and post boxes

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.30am - 5.30pm

Saturday: 9.30am - 4pm

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order

and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.