

## Crates Close, Kingswood, Bristol, BS15 4AF

- Development Parking
- First Floor Apartment
- Light & Airy Throughout
- Large Living Space
- Electric Heating
- Popular Location
- No Chain
- Modern Kitchen
- Two Double Bedrooms
- Low Running Costs

**£180,000**





# Crates Close, Kingswood, Bristol, BS15 4AF

## DESCRIPTION

Hunters are pleased to offer this large first floor apartment in the popular Crates Close development. Boasting a large lounge/diner & kitchen/diner there is ample hosting space. There are also two double bedrooms, hallway and three piece bathroom. The property is sure to prove perfect for a first time buyer whose looking for a 'turn key' home thats being offered with no onward chain, further benefits include non allocated parking within the development just out the front of the building.

The location is a real bonus sitting beside Kingswood park and high street shops as well as access to the A4174 Bristol & Bath ring road.

### TENURE

Leasehold

999 year lease with 964 years remaining.

Ground rent - £25.00 per annum

Maintenance charge - £1,600.00 per annum

### COUNCIL TAX BAND

B

EPC BAND - D Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8660-6828-4230-2721-3292>

### Kitchen/ Diner

16'4" x 9'6"

### Living Room

16'4" x 12'5"

### bedroom one

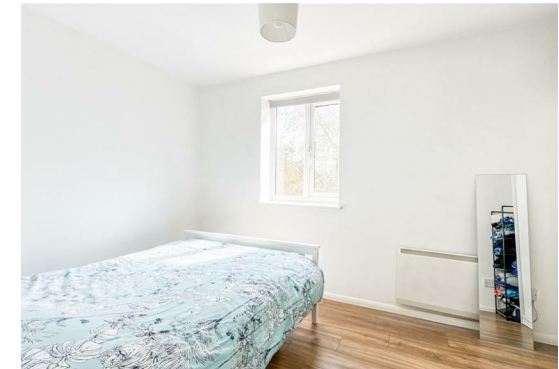
12'4" x 9'6"

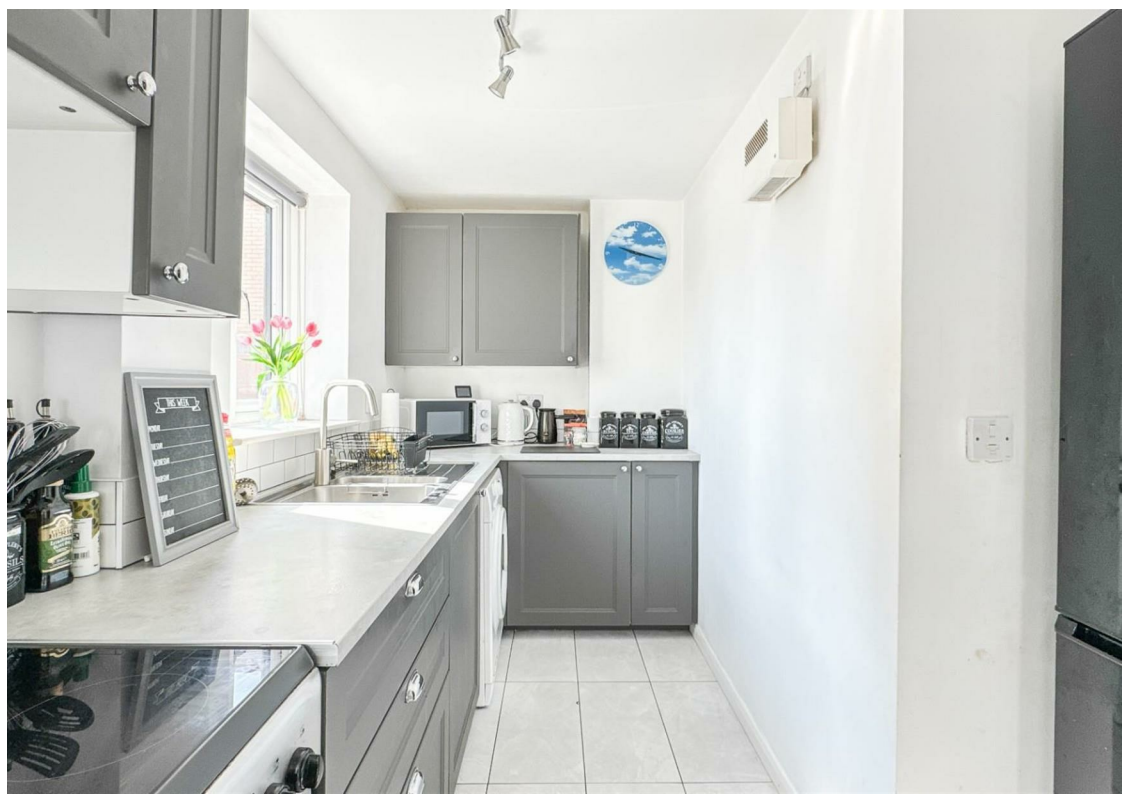
### bedroom two

13'1" x 9'6"

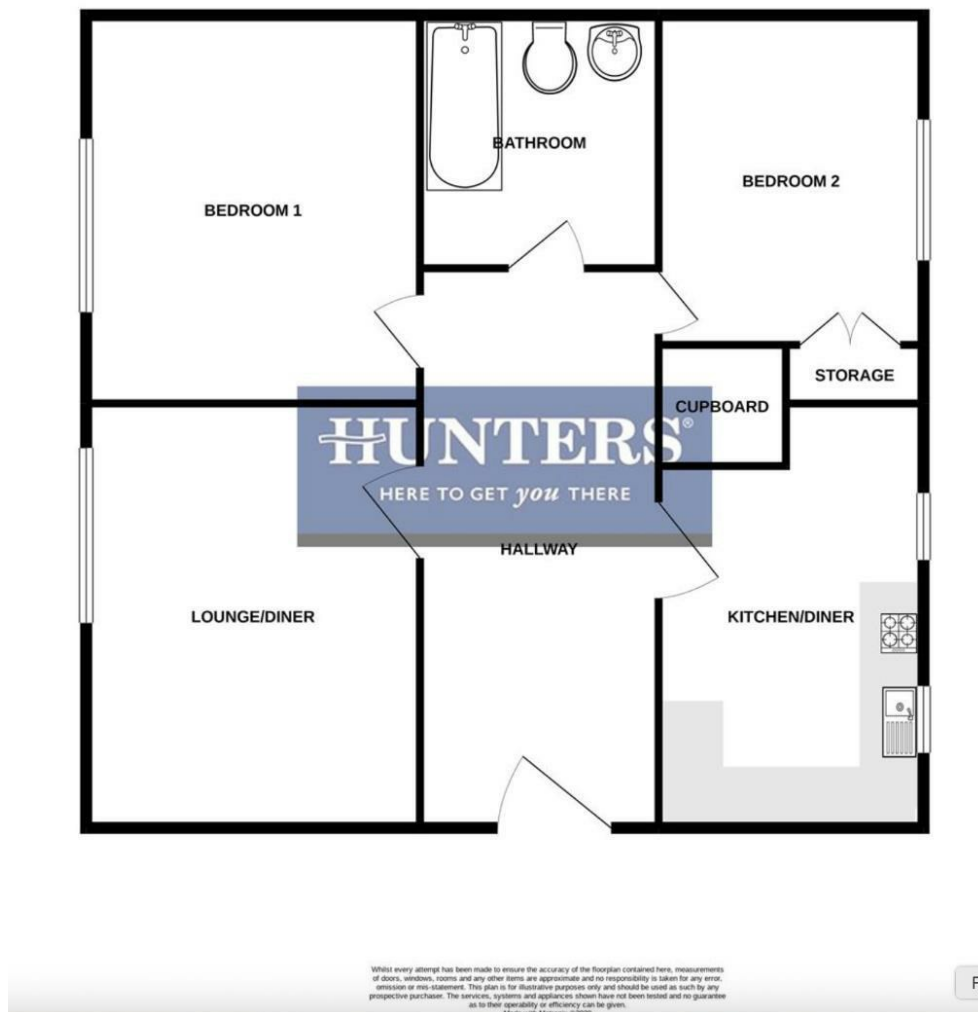
### bathroom

7'4" x 5'8"









### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

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

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

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.

**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.