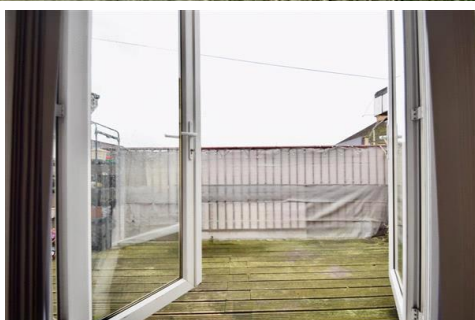
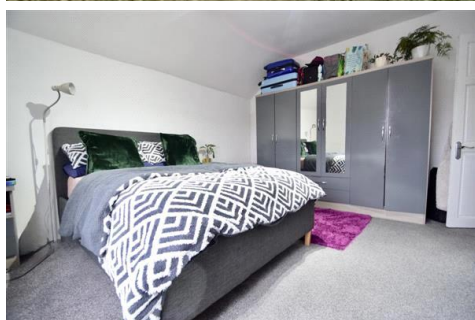




**01454 326846**

[contact-us@mwfarringtons.co.uk](mailto:contact-us@mwfarringtons.co.uk)



## 1A BOULTONS ROAD, BRISTOL

**£159,950** Leasehold

With easy access to Bristol Town Centre and right on the doorstep of Kingswood High Street, this one bedroom flat is a welcome addition to the market, a perfect investment or first time buyer purchase and with all the benefits of NO ONWARD CHAIN!

**SSTC**

- No Onward Chain
- Great for Investors and First Time Buyers
- One Bedroom Top Floor Flat
- Walking Distance to Amenities and Transport Links
- Central Kingswood Location

Situated in the busy beating heart of Kingswood High Street, this one bedroom flat offers easy access to Bristol City Centre and a perfect purchase for anyone hoping to step onto the property ladder.

The property comprises of a generous double bedroom, with ample space for storage, a modern shower room, fitted with a three piece suite including a free standing shower unit, and a spacious lounge, kitchen/diner with contemporary base and eye level units, room for appliances and an open and spacious living area complete with a much desired balcony with views sweeping across the local High Street.

The property further benefits from double glazing, gas central heating, shared off street parking and offers no onward chain!

A fantastic purchase for first time buyers and investors alike, call today to arrange your exclusive viewing.

#### Location

Kingswood Town is a vibrant area with plenty of shops, restaurants, super-markets and other big chain and small businesses, with less than 6 miles into Bristol city centre, a short drive from Keynsham and Longwell Green and with various transport links around the Town, Kingswood has everything you need within arms reach.

Council Tax Band: Band A

Tenure: Leasehold (964 years)

Service Charge: £326.33 per year

The maintenance charge is a split fee of the costs between other flats/businesses.

Parking options: Off Street

#### Entrance hall

An open entrance hall with hanging space for coats, entry stairway and access to the bedroom, bathroom and open lounge, kitchen/diner.

#### Bedroom 1

A generous double room with ample space for storage with elevated views overlooking the front of the property.

#### Shower Room

A modern three piece suite with free standing shower unit, small sink and vanity cupboard beneath.

#### Kitchen/diner

A modern kitchen with room for fitted appliances, stainless steel sink, with plenty of base and eye level units and work surfaces. Leading into a generous living area with room for seating and dining and access to the outside balcony area.

#### Balcony

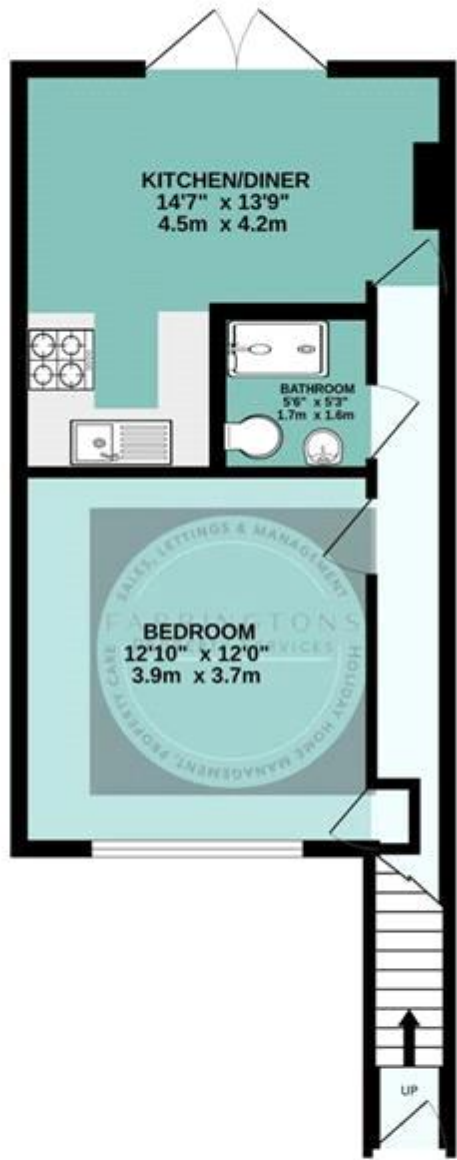
A cosy balcony area with views overlooking the local Kingswood High street with patio door entry and wooden decking floor.





1A BOULTONS ROAD, BRISTOL  
£159,950 Leasehold

441 sq.ft. (41.0 sq.m.) approx.

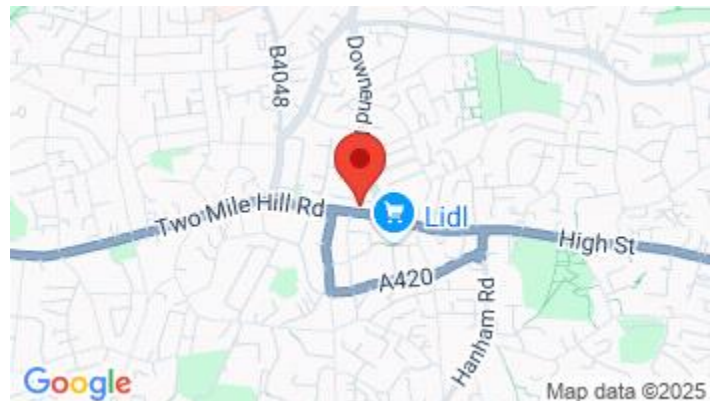


TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	71	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.