



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. 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/drainage 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.

#### The Important Bit

Don't forget to register and stay ahead of the crowd.

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See all of our amazing properties and get lots of help at:

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[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



6 Crates Close, Kingswood, Bristol, BS15 4AF

£795 PCM





Council Tax Band: B | Property Tenure:

SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT!! PARKING!! CLOSE TO LOCAL AMENITIES!! TOP FLOOR!! WELL PRESENTED!! Looking for a spacious two bed apartment? then look no further!! Blue Sky are delighted to offer to let this two bed home located on the ever popular development of Crates Close in Kingswood. The development is ideally located close to local amenities, bus stops, Kingswood High Street with its abundance of shops and supermarkets and offers good access to ring road connections!! The accommodation comprises: entrance hall, lounge/diner, kitchen/breakfast room, two double bedrooms and the main bathroom. Further benefits include communal residents parking, grounds and bin store. Make sure this home is top of your to view list!! Available April 8th 2021!! Not suitable for Smokers, Pets, Students or Sharers. AGENCY MANAGED BY AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



#### Entrance Hall

16'0" x 7'0" max (4.88 x 2.13 max)  
airing cupboard housing hot water tank, entry phone system.

#### Lounge/Diner

16'8" x 12'4" (5.08 x 3.76)

#### Kitchen/Breakfast Room

8'4" max x 16'3" max (2.54 max x 4.95 max)  
electric oven,

#### Master Bedroom

9'9" x 12'5" (2.97 x 3.78)

#### Bedroom Two

8'4" x 10'4" to wardrobe (2.54 x 3.15 to wardrobe)

#### Bathroom

6'5" x 7'1" (1.96 x 2.16)  
Includes WC, wash hand basin, bath with shower over

#### Communal Parking

Communal car park for use of the residents.

#### Communal Areas

Residents have use of the communal grounds and bin store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

