



**Connells**  
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**FOR SALE**

Netham Park View

**Connells**

Netham Park View Netham Road  
Bristol



## Property Description

This impressive ground-floor apartment offers spacious and versatile accommodation, featuring three bedrooms and three bathrooms, making it ideal for families, professionals, or investors. The property benefits from a bright open-plan kitchen, living, and dining space, creating a modern and sociable layout suited to both relaxing and entertaining. A private garden provides valuable outdoor space rarely found with apartments, while allocated parking adds further convenience. Positioned within easy reach of Netham Park, residents benefit from attractive green space and excellent transport links into Bristol city centre.

## Entrance/Hallway

A front door leading into an entrance hallway, storage cupboards, doors off to the principal rooms.

## Kitchen/Living Room

23' 2" max x 12' 7" max ( 7.06m max x 3.84m max )

UPVC double glazed glass double doors leading out to the rear garden, laminate flooring, central heating radiator, a range of base units and drawers with matching wall units and rolled edge worktops, a single bowl stainless steel sink unit and drawer with a mixer taps with tiled splashback, integrated oven and grill with inset of four rings electric hob and extractor hood above, integrated fridge/freezer.

## Bedroom One

24' 10" max x 8' 11" max ( 7.57m max x 2.72m max )

UPVC double glazed glass window, central heating radiator.

## En-Suite One

A hand wash basin with mixer taps, low level flush wc, cubical shower with main showers above, chrome heater towel radiator, fully tiled around, extractor fan.

## Bedroom Two

16' 10" max x 10' 11" max ( 5.13m max x 3.33m max )

UPVC double glazed glass window, central heating radiator.

## En-Suite Two

A hand wash basin, low level flush wc, cubical shower with main shower above, extractor fan, chrome heated towel radiator, fully tiled around.

## Bedroom Three

12' 7" max x 12' 2" max ( 3.84m max x 3.71m max )

Central heating radiator, a UPVC double glazed glass door leading out to the rear.

## Bathroom

7' 3" x 6' 5" ( 2.21m x 1.96m )

A hand wash basin, low level flush wc, A

panelled bathtub with mixer taps and main shower above and shower screen, extractor fan, chrome heated towel radiator, fully tiled around.

## Outside

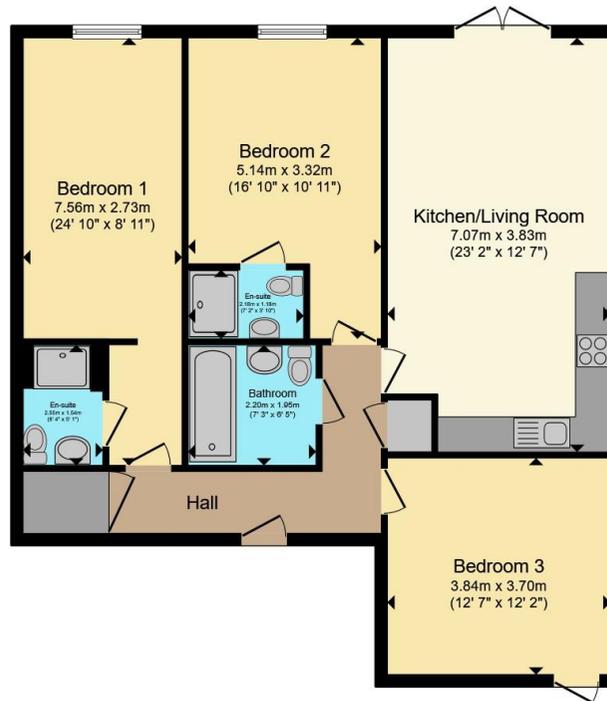
A private garden fully enclosed with low level brick walls and fencing, some paved and lawn area, a garden hose.

Allocated Parking.









## Floor Plan

Total floor area 94.5 m<sup>2</sup> (1,017 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: B

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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