



## 13 Felix Court, Kingswood

Price £95,000

\*\*\* Modern Purpose Built Top Floor Flat\*\*\* With Accommodation Comprising, Entrance Hallway, Lounge Kitchenette, Double Bedroom and Bathroom, The Property Benefits From A Gas Central Heating System and Double Glazing, Allocated Gated Parking, Working Persons Only No Pets, Available Now.

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## Entrance Hallway

With a radiator, power point, wall mounted entry phone system, doors to:

## Lounge Area 4.56m x 2.93m (15'0" x 9'7")

Double glazed window overlooking the rear, two radiators, power points, cupboard which houses the Worcester combination boiler which supplies the gas central heating system and domestic hot water.

## Kitchen Area 2.37m x 3.32m (7'9" x 10'11")

Double glazed window overlooking the rear, single drainer stainless steel sink unit with tiled splash backs, four ring gas hob oven and extractor hood, space for a washing machine and space for a fridge.

## Bedroom 3.01m x 4.00m (9'11" x 13'1")

Three Velux windows overlooking the front, radiator, power point, built in storage cupboard.

## Bathroom 2.96m x 1.62m (9'9" x 5'4")

Wash hand basin, WC, bath with shower screen and mixer tap shower attachment over, radiator, tiled splash backs.

## Allocated Parking Space

Allocated parking space for one car, accessed via electric gates.

