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CARDIFF

VALE

CAERPHILLY

BRISTOL



*King Square Avenue*

CITY CENTRE

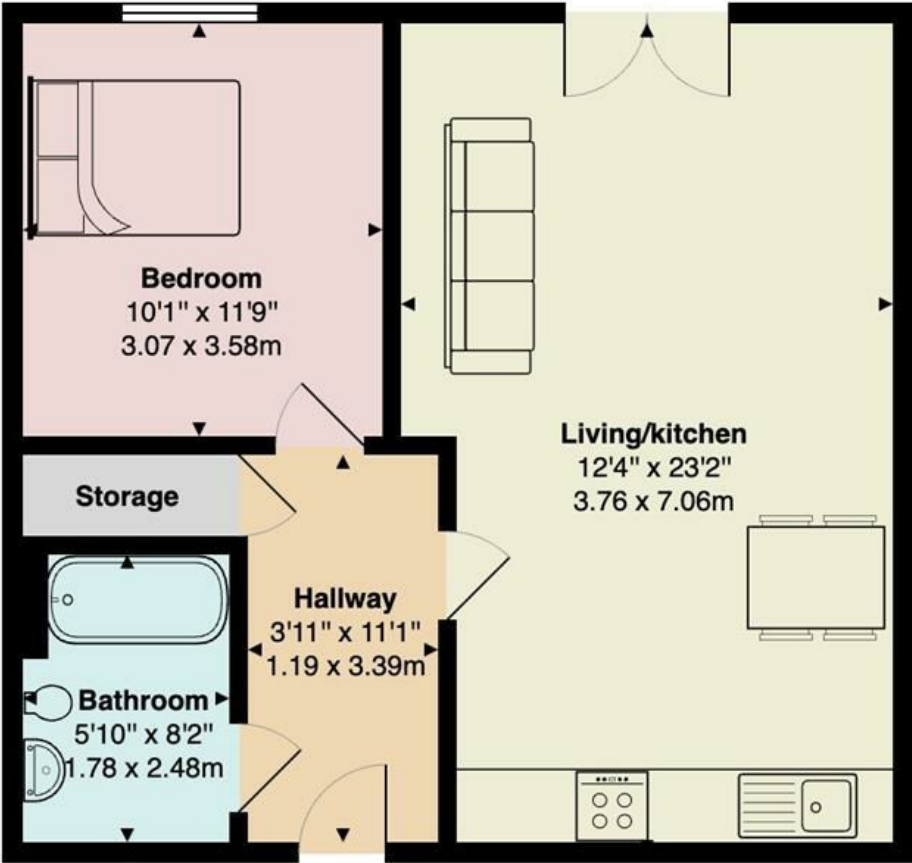




Comments by Mr Ti Tant

**Property Specialist**  
**Mr Ti Tant**  
Sales Negotiator

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**Kings Quarter Apartments, 15, King Square Avenue,  
Kingsdown, Bristol, BS2 8HP**

Total Area: 570 ft² ... 53.0 m²

All measurements are approximate and for display purposes only



Comments by the Homeowner



# King Square Avenue

*City Centre, Bristol, BS2 8HP*

Offers In The Region Of

**£240,000**



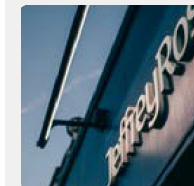
1 Bedroom(s)



1 Bathroom(s)



527.44 sq ft



Contact our  
***Property Outlet Branch***

0117 935 4565

Located in the vibrant heart of Bristol, this charming one-bedroom flat on King Square Avenue offers a perfect blend of modern living and urban convenience. Spanning an impressive 527 square feet, this purpose-built apartment is ideal for first-time buyers or savvy investors looking to capitalise on the thriving city centre market.

Constructed in 2005, the flat boasts contemporary design elements that create a welcoming and stylish atmosphere. The well-proportioned reception room provides a versatile space for relaxation or entertaining, while the bedroom offers a peaceful retreat from the bustling city life. The bathroom is thoughtfully designed, ensuring both comfort and functionality.

Living in this prime location means you are just a stone's throw away from an array of shops, restaurants, and cultural attractions that Bristol has to offer. The vibrant city centre is easily accessible, making it an excellent choice for those who appreciate the convenience of urban living.

This property presents a fantastic opportunity for anyone looking to invest in a modern flat in a sought-after area, this one-bedroom apartment is not to be missed. Whether you are a first-time buyer eager to step onto the property ladder or an investor seeking a promising addition to your portfolio, this flat is sure to meet your needs.





Kitchen/Diner 12'3" x 23'1" (3.74 x 7.06)

On road parking - Permit required

Hallway 3'10" x 11'2" (1.19 x 3.41)

Bedroom 11'8" x 10'0" (3.58 x 3.07)

Bathroom 5'6" x 7'10" (1.69 x 2.39)

Tenure

We were informed by our client that this property is Leasehold, this is to be confirmed by your legal advisor.

Council Tax Band

Band B

Charges

Ground Rent -  
Service Charge - £2800 per year

Lease Details

999 years from 1 December 2005. There are approx. 978 years remaining

School Catchment

Primary: The Dolphin School BS6 5PT  
Secondary: Montpelier High School BS6 5RD

Additional Information

C A R D I F F                      V A L E                      C A E R P H I L L Y                      B R I S T O L







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</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		
England & Wales		EU Directive 2002/91/EC

