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**Tim Bennett**  
AND ASSOCIATES



TOWN & COUNTRY ESTATE AGENTS



## 7 Springly Court, Grimsbury Road Kingswood, BRISTOL. BS15 9RA

**£975-00 PCM**

- 2002 Purpose Built ground floor apartment
- Two bedrooms, bathroom, living room and kitchen
- Neutrally decorated and roomy accommodation
- Allocated parking space
- Easy access to A420 and A4174 Bristol Link Road
- EPC -C and Council Tax Band C

Weekdays: **01225 325857**

Evenings and Weekends: **01225 326420**

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## DESCRIPTION

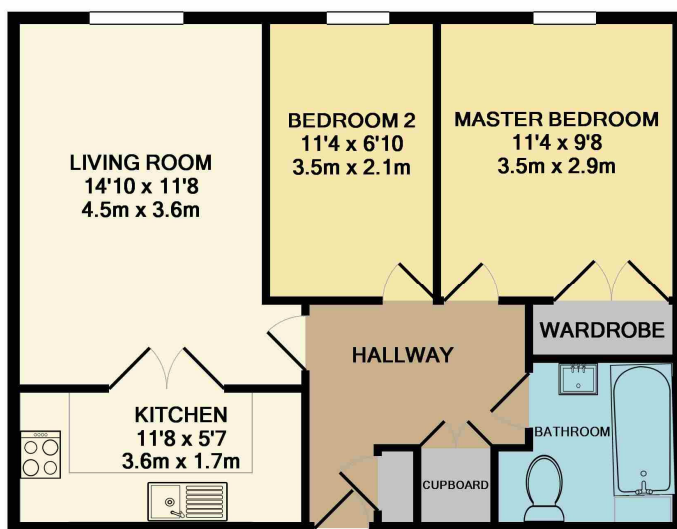
An immaculately presented, recently redecorated, two bedroom, ground floor apartment in this popular, purpose built 2002 development (with lifts to all floors and communal gardens). Surprisingly well-proportioned accommodation decorated in soft and neutral shades. The property further enjoys a modern bathroom, large living room with dining area and fitted kitchen. There is also an allocated parking space. EPC -C and Council Tax Band C.

## LOCATION

Situated just off Grimsbury Road between Warmley and Kingswood Springly Court is ideally placed for access to either Georgian Bath (within 9 miles) and to central Bristol (within 6 miles). Commuters will note Junction 19 is reached via the A4174 and offers access to London, South Wales (via the M4), central Bristol (via the M32) and the South West and Midlands (via the M5). A regular train service to London Paddington is available from either Bath Spa or Bristol Temple Meads (6 miles) with local routes served via Keynsham (3 Miles). A wide range of local shops, supermarkets and leisure facilities are available in nearby Barrs Court and in Longwell Green (including a multiplex cinema, bowling, Fitness First gym and various restaurants).

## DIRECTIONS

Proceed out of Bath heading North on Lansdown Road, keeping left at the junction with Richmond Road passing the Race Course on your left (after about a mile and a half). Follow the road for a further two miles passing Tracy Park Golf Course on your right. At the T-junction (with the A420), turn left and proceed through Wick and out the other side towards Bridgegate. At the double roundabout follow signs to Warmley. Upon reaching the next roundabout (with the A4174) proceed straight over into Deanery Road (passing the Tennis Court Inn on your left). Grimsbury Road is a turning on the left shortly afterwards, Springly Court is also on the left.



7 SPRINGLY CT, GRIMSBURY RD, WARMLEY. BS15 9LA  
TOTAL APPROX. FLOOR AREA 541 SQ.FT. (50.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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