



What a cracking little apartment... we believe would suit first time buyers and investors alike.

We are pleased to offer for sale this two bedroom ground floor apartment in Bishopsworth. Accommodation comprises in brief of a lounge opening in to kitchen, one double bedroom, one single double bedroom and a bathroom.

Further benefits include double glazing, gas central heating, off street parking and the property is offered for sale with no onward chain.

- **Ground Floor Flat**
- **Two Bedrooms**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Off Street Parking**
- **No Onward Chain**

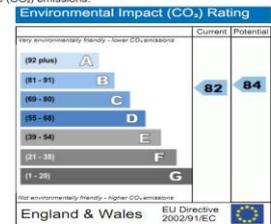
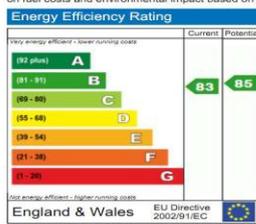
Energy Performance Certificate



Flat 2 Kings Court
 75, Queens Road
 Bishopscworth
 BRISTOL
 BS13 8PG

Dwelling type: Ground floor flat
 Date of assessment: 11 February 2009
 Date of certificate: 11 February 2009
 Reference number: 9198-2013-4252-5271-7024
 Total floor area: 48 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	158 kWh/m ² per year	140 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.1 tonnes per year
Lighting	£32 per year	£25 per year
Heating	£194 per year	£187 per year
Hot water	£75 per year	£66 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Measurements are to be taken as a rough guide only and of there is anything that is of particular importance the agent advises that the prospective purchase check this themselves directly.