

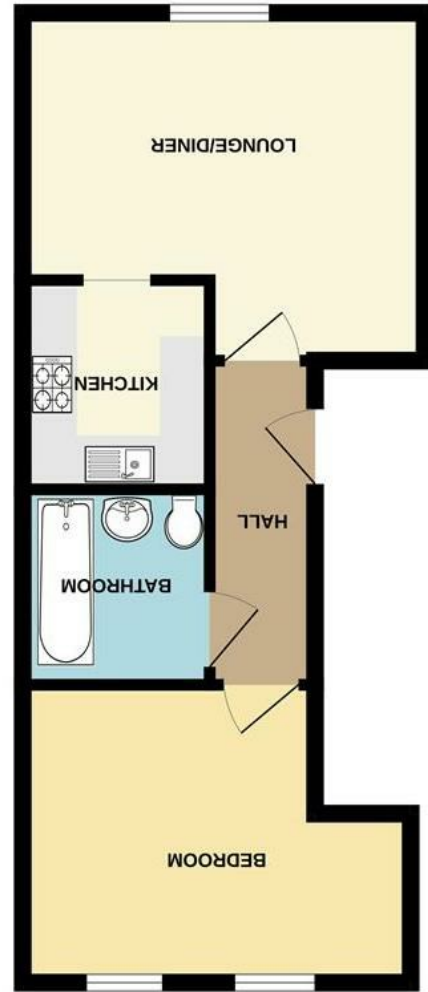
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!
Don't forget to register and stay ahead of the crowd.

Get in touch to arrange a viewing!
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9c, 1-9 Midland Road, St Philips, Bristol, BS2 0JT
 Offers In Excess Of £170,000



Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN!! ONE BEDROOM!! TOP FLOOR FLAT!! CLOSE TO LOCAL AMENITIES!! WELL PRESENTED!! Offered for sale with no onward chain is this one bedroom top floor flat located just a stone throw away from Broadmead, Cabot Circus and Temple Meads train station. This property is a must for those of you looking for City Centre living, but without the high price! Accommodation comprises; shared entrance into the building, door to entrance hall, double bedroom, bathroom, lounge/diner and kitchen with integrated tall fridge/freezer, washing machine and oven/hob. Further benefits from gas central heating and double glazing. Call today to arrange your viewing!!



Entrance Hall

10'10" x 3'5" max (3.30m x 1.04m max)
Door to hall, entry phone system, radiator.

Lounge/Diner

11'7" n/t 8'11" x 13'0" n/t 6'3" (3.53m n/t 2.72m x 3.96m n/t 1.91m)
Double glazed sash window to front, two radiators, fuse board, open to kitchen.

Kitchen

6'11" x 6'7" (2.11m x 2.01m)
Wall mounted gas combi boiler, wall and base units, worktops, tiled splashbacks, gas hob, electric oven, cooker hood, sink and drainer, integral fridge/freezer, integral washing machine.

Bedroom

9'11" x 12'11" n/t 9'6" (3.02m x 3.94m n/t 2.90m)
Two double glazed sash windows to rear, radiator.

Bathroom

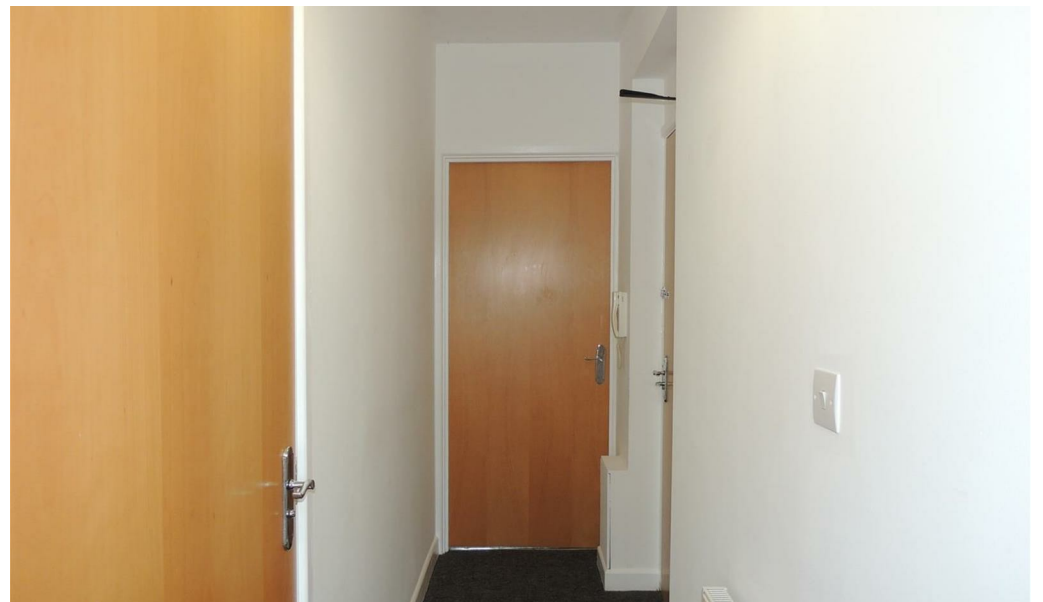
6'6" x 5'11" (1.98m x 1.80m)
Radiator, WC, wash hand basin, extractor fan, enclosed bath with shower over, shower screen, spotlights, part tiled walls.

Communal Areas

There is a communal bike and bin store.

Agents Note

The vendor has advised the property is leasehold, there is approx 121 years remaining on the lease with an annual service charge of £1,303.86. The service charge is reviewed annually with the next review due June 2025.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

