

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. 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.

www.bluesky-property.co.uk

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28 Ellacombe Road, Bristol, BS30 9BA

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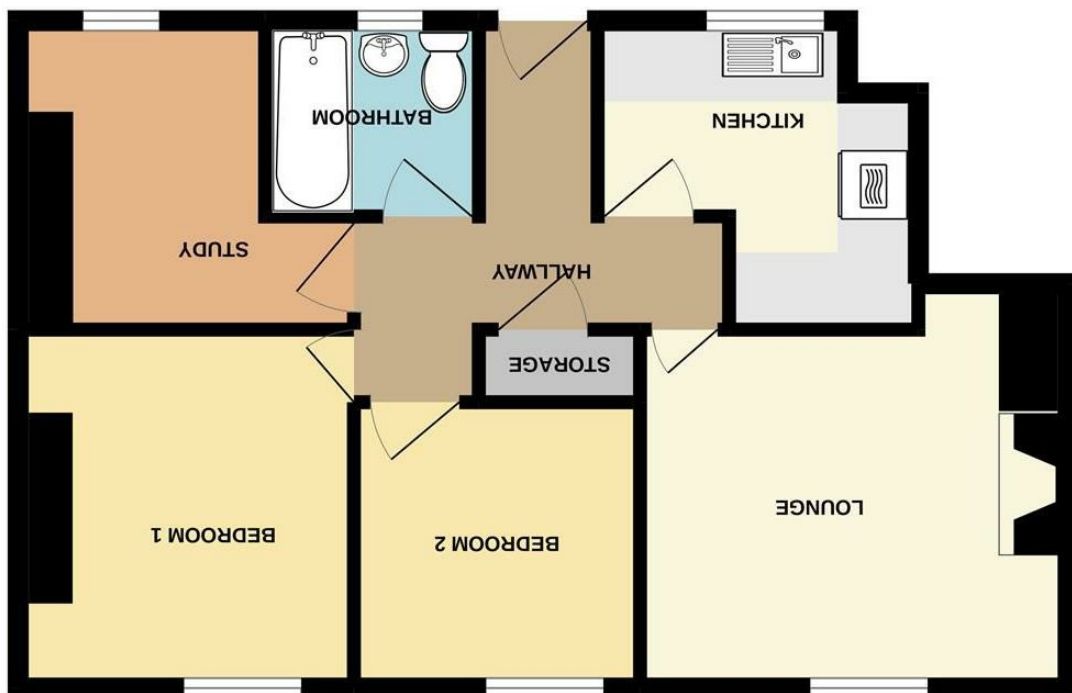
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.



THIRD FLOOR
490 sq.ft. (45.5 sq.m.) approx.



31 Hillsborough Flats Hotwell Road, Hotwells, Bristol, BS8 4SW

£1,200 PCM



Council Tax Band: A | Property Tenure:

Blue Sky are pleased to offer to the rental market this two double bedroom top floor apartment with an additional study/box room located in Hotwells. Offered unfurnished and available end of April 2024! The apartment is accessed in a development on the Hotwell Road, which is within walking distance to the Suspension Bridge, Bristol City Centre and has great access to amenities & public transport links. The accommodation comprises; communal entrance, hallway, kitchen, spacious lounge with feature gas fireplace, two double bedrooms, study/box room and a three piece bathroom suite. Externally the property boasts communal gardens and a children's play area. Further benefits include gas central heating, double glazing and a low council tax band - A. Ideally suited to a couple or family!! Not suitable for pets, students, or smokers!! Available End April 2024! AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT. 5 Weeks Deposit - £1384!! Long term tenancy with an initial period of 6 months !! Council Tax Band A!! Two sharers considered !!



Communal Hallway

Telecom entry system into the building.

Hallway

9'00" narrows to 2'10" x 11'03" narrows to 3'06" (2.74m narrows to 0.86m x 3.43m narrows to 1.07m) Storage cupboard.

Kitchen

8'08" narrows to 5'05" x 9'07" narrows to 6'05" (2.64m narrows to 1.65m x 2.92m narrows to 1.96m) Includes electric oven with hob & extractor hood above, (washing machine, dishwasher, under cabinet fridge & freezer - WILL BE GIFTED)

Lounge

11'02" x 13'08" narrows to 12'03" (3.40m x 4.17m narrows to 3.73m) Feature gas fireplace with surround.

Bathroom

5'06" x 6'06" (1.68m x 1.98m) Includes bath with shower above, wash hand basin and W.C.

Bedroom 1

11'02" x 7'11" (3.40m x 2.41m) Storage cupboard.

Bedroom 2

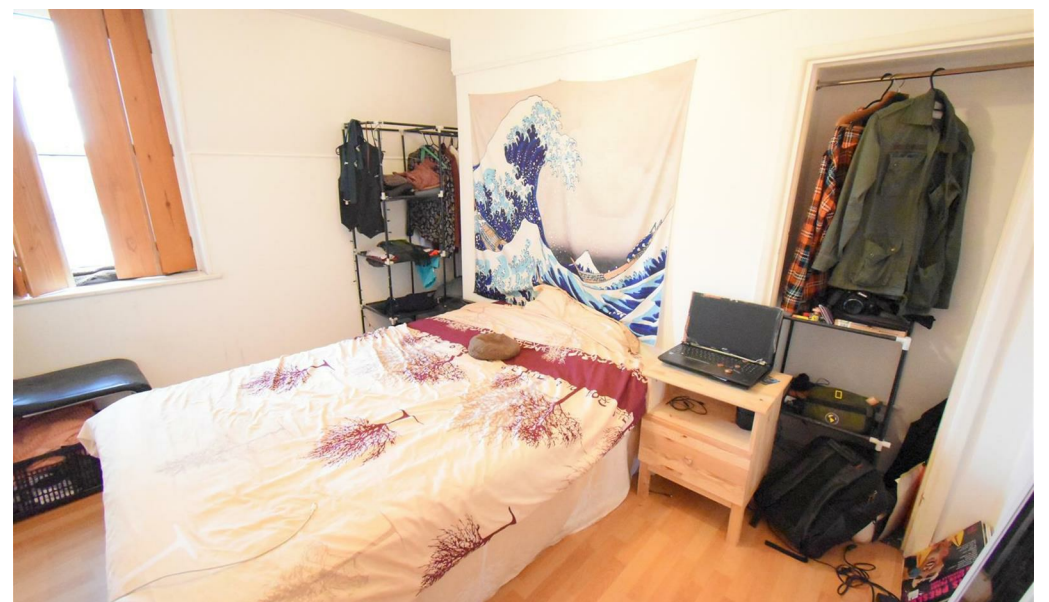
10'5" x 8'01" (3.18m x 2.46m)

Study/Box Room

8'07" x 7'10" narrows to 5'05" (2.62m x 2.39m narrows to 1.65m)

Communal Gardens

Bin store and play area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	

