

MADE WITH HUNTER DOUGLAS  
TOTAL FLOOR AREA: 278 sq.ft. (25.9 sq.m.) approx.



GROUND FLOOR  
278 sq.ft. (25.9 sq.m.) approx.

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/drainaged, 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.**

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**Get in touch to arrange a viewing!**

**Like what you see?**



**68 Kennmoor Close, Warmley, Bristol, BS30 8BE**

**£875 PCM**







Council Tax Band: A | Property Tenure:

This bigger than average Studio property in the ever popular Warmley area is within walking distance to local amenities including; Gallagher Retail Park, Asda, and The Aspects Leisure Complex. In addition, it is near lots of open green space such as Hanham Hills and Willsbridge Nature Reserve. All of this is easily accessible on foot, by bus or in your car, which you can park in a one of the two designated parking spot. Accommodation briefly comprises; entrance into the lounge with french doors into the low maintenance garden, modern kitchen kitchen and a modern shower room with white suite. Benefits of a private garden! Offered unfurnished and available NOW!! Ideally suited to a single person or couple! Not suitable for smokers, students, sharers or pets. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Lounge / Bedroom**

14'07 x 12'06 (4.45m x 3.81m)  
With air conditioning unit

**Kitchen**

8'07 x 6'01 (2.62m x 1.85m)  
With electric oven, hob and extractor  
Water tank

**Shower Room**

6'07 x 5'09 (2.01m x 1.75m)  
Double shower cubicle, WC  
and wash hand basin

**Parking**

Tandem parking for two cars

**Garden**

Low maintenance garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

