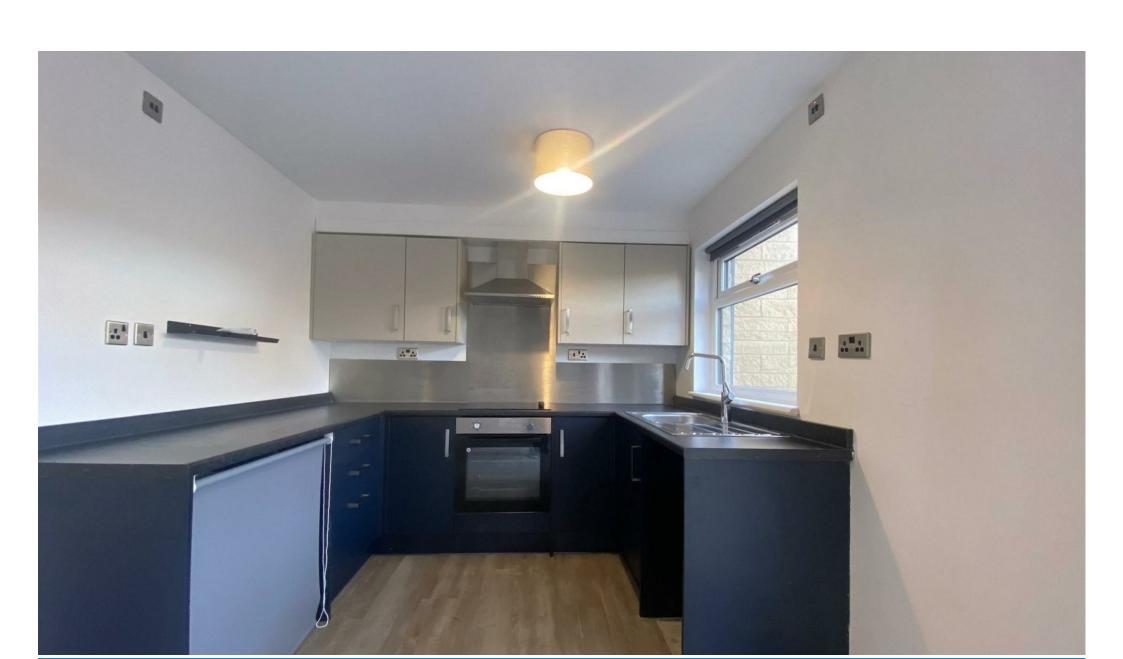


278 sq.ft. (25.9 sq.m.) approx. **CROUND FLOOR**









for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask

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 their ability to fund the purchase and identification to

down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained prior to exchange of contracts. Please also be aware that

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 he aware that

specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed,

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 expectifically many paragraphs by

However, these details and anything we've said about the you with a fair and reliable description of the property. We have carefully prepared these particulars to provide

info@bluesky-property.co.uk

Info@bluesk

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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

