

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 or 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/drained 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!**

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Get in touch to arrange a viewing!

Like what you see?



40 Springly Court Grimsbury Road, Kingswood, Bristol, BS15 9RA  
**£975 PCM**





Council Tax Band: B | Property Tenure:

Blue Sky Property are thrilled to bring to the rental market this fantastic purpose built 2 bedroom apartment with ALLOCATED PARKING and wonderful views from the SOUTH FACING BALCONY! Springly Court is a peaceful development with a welcoming approach thanks to the well-kept planted areas. Through the main door and there is a lift to all floors. The internal layout comprises of an inner hall, hallway with 2 designated storage cupboards (one of which houses the boiler), lounge with double glazed French doors to the balcony that has gorgeous far reaching views, a kitchen with integrated appliances and plenty of cupboard space. The master bedroom benefits from a double wardrobe, while the 2nd bedroom is generously dimensioned. The bathroom is fitted with a white suite and shower over the bath. Offered unfurnished and Available end of May!! Ideally suited to a single person or couple! Not suitable for smokers, students, sharers, children or pets. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Hallway**

**Lounge**  
14'7 x 11'3 (4.45m x 3.43m)  
French doors leading to balcony

**Kitchen**  
11'1 x 5'6 (3.38m x 1.68m)  
Comprising of oven, hob integrate fridge and washing machine

**Bedroom One**  
11'3 x 8'7 (3.43m x 2.62m)  
Double wardrobe

**Bedroom Two**  
11'3 x 6'9 (3.43m x 2.06m)

**Bathroom**  
White suite with WC, wash hand basin and bath with shower over

**Parking**  
Parking bay 52



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</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	

