

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 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?



Flat 3 2 Waterloo Road, Old Market, Bristol, BS2 0PL

£180,000







Council Tax Band: B | Property Tenure: Leasehold

**NO CHAIN!! TWO BEDROOMS!! FIRST FLOOR FLAT!! CLOSE TO LOCAL AMENITIES!! WELL PRESENTED!!** Offered for sale with no onward chain is this TWO bedroom first 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, bathroom, lounge/kitchen and two bedrooms. Further benefits from gas central heating and double glazing. Call today to arrange your viewing!!



**Entrance Hall**

3'7" n/t 3'3" x 12'0" (1.09m n/t 0.99m x 3.66m)  
Door to flat, entry phone system, fuse board.

**Lounge/Kitchen**

Double glazed sash window to side, open plan living area, two radiators, wall mounted gas combi boiler, wall and base units, worktops, sink with drainer, gas hob, electric oven, space for fridge, space for washing machine, cooker hood, tiled splashbacks.

**Bedroom One**

7'0" n/t 5'1" x 15'3" max (2.13m n/t 1.55m x 4.65m max)  
Two double glazed sash windows to front. radiator.

**Bedroom Two**

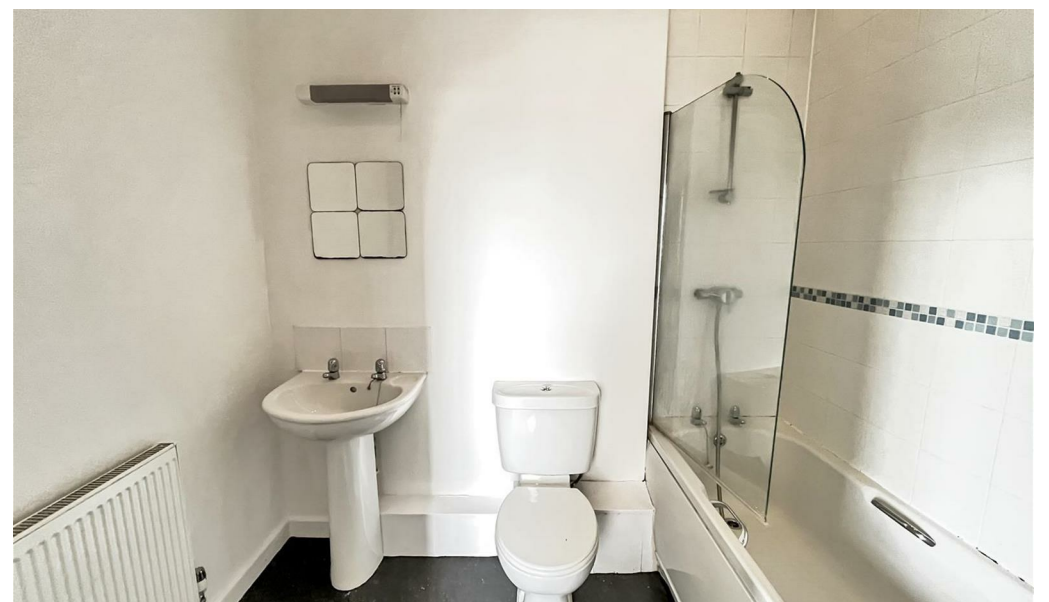
10'10" n/t 7'3" max x 12'0" max n/t 8'3" max (3.30m n/t 2.21m max x 3.66m max n/t 2.51m max )  
Two double glazed sash windows to front and side, radiator, irregular shaped room.

**Bathroom**

5'7" n/t 5'0" x 7'9" (1.70m n/t 1.52m x 2.36m)  
Enclosed bath with shower over, shower screen, W.C, wash hand basin, extractor fan, radiator, spotlights, part tiled walls.

**Agent Note**

The vendor has advised the property is leasehold, there is approx 133 years remaining on the lease with a annual service charge of £1,219.42 . The vendor has advised there is no ground rent payable. The next service charge review is to be confirmed by the management company.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

