

The Important Bit
 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/drain 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.

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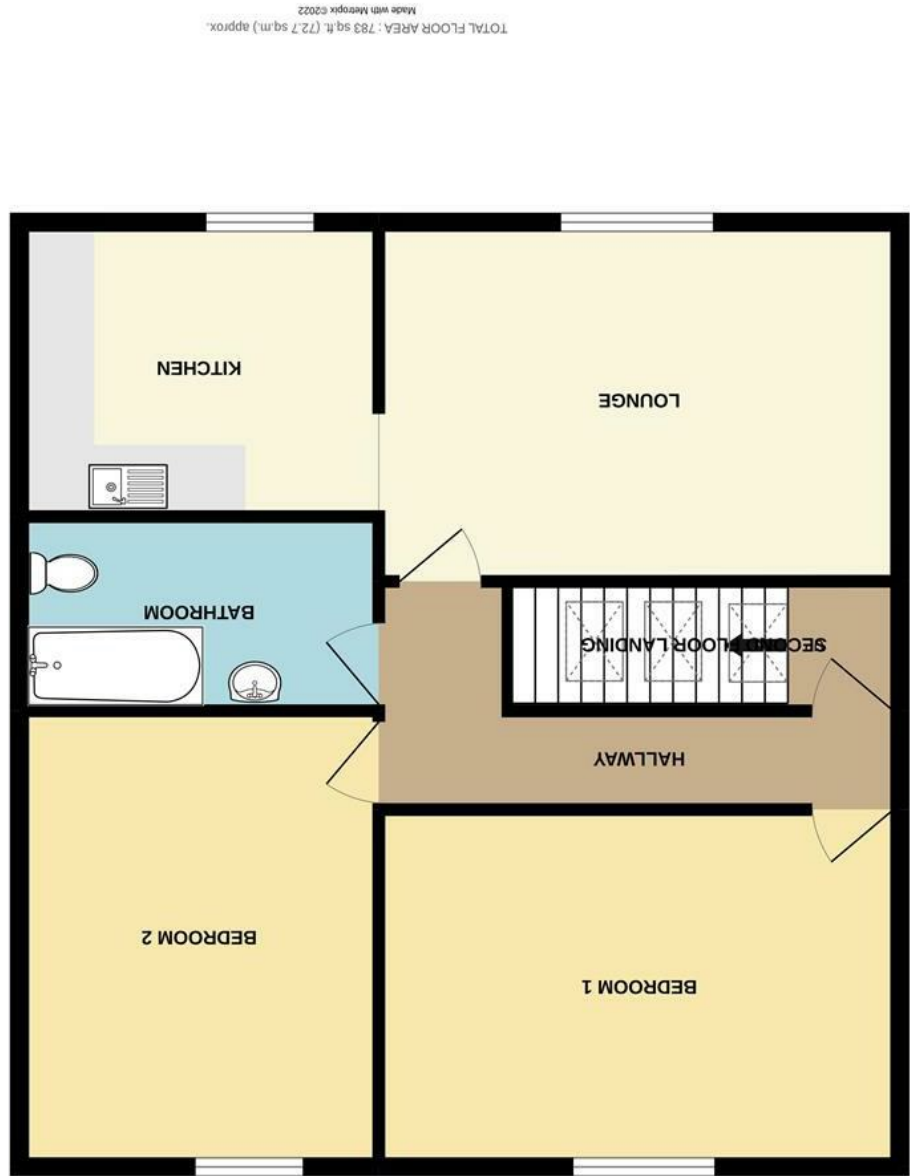
28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

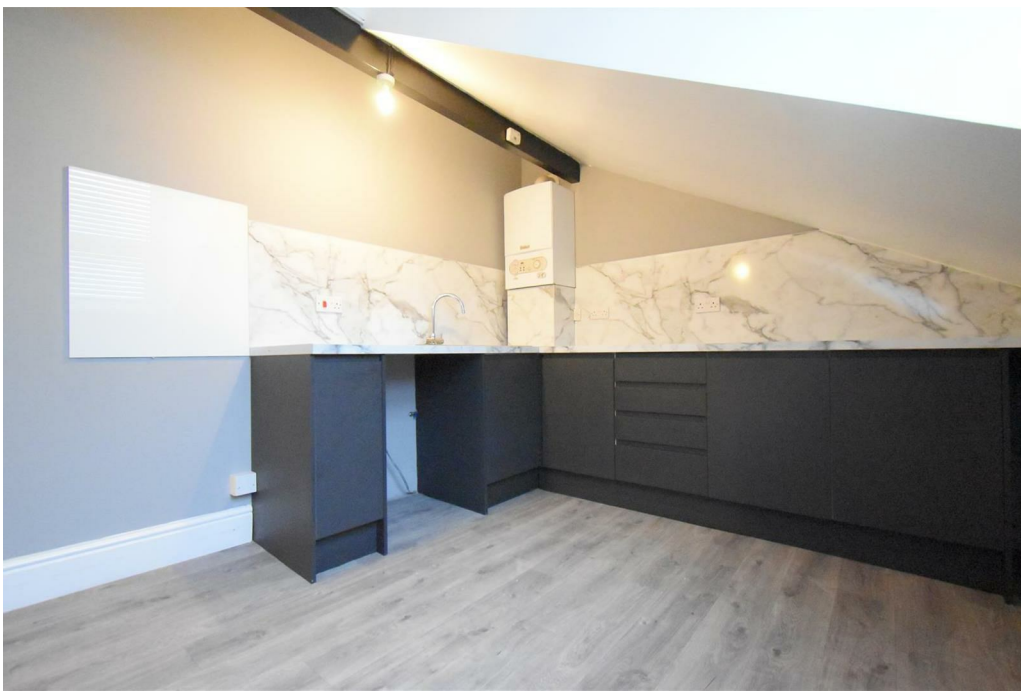
Like what you see?



Flat 4 13-15 Victoria Park, Fishponds, Bristol, Gloucestershire, BS16 2HJ

£1,150 PCM





Council Tax Band: A | Property Tenure:

Welcome to this charming second floor flat located at 13-15 Victoria Park in the delightful area of Fishponds, Bristol. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two double bedrooms, there is ample space for a couple, or even for those who desire a guest room or home office. The flat also features a well-appointed bathroom and modern kitchen.

Situated in a vibrant neighbourhood, this flat offers the quintessential Bristolian lifestyle with its proximity to local amenities, green spaces, and excellent transport links. Whether you fancy a leisurely stroll in the park or a quick commute into the city centre, this location provides the best of both worlds.

If you are in search of a stylish and practical flat in Bristol, look no further than this lovely property at 13-15 Victoria Park. Don't miss out on the opportunity to make this flat your new home sweet home.

Further benefits include: Low Council Tax - Band A! uPVC double glazing and gas central heating. Offered Unfurnished and Available Early August 2024!! Ideally suited to a single person or couple!! Not suitable for students, sharers, smokers, children or pets!! ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Communal Entrance

Hallway

5'10" narrows to 2'05" x 16'04" narrows to 4'04" (1.78m narrows to 0.74m x 4.98m narrows to 1.32m)

Lounge

11'02" x 16'05" (3.40m x 5.00m)
Restricted head height in certain areas.

Kitchen

9'03" x 11'06" (2.82m x 3.51m)
Includes an electric cooker with hob. Restricted head height in certain areas.

Bedroom 1

11'09" x 16'01" (3.58m x 4.90m)
Restricted head height in certain areas.

Bedroom 2

14'08" x 11'09" (4.47m x 3.58m)
Restricted head height in certain areas.

Bathroom

4'08" x 10'10" (1.42m x 3.30m)
Consists of bath with shower above, wash hand basin and W.C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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	

