

Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

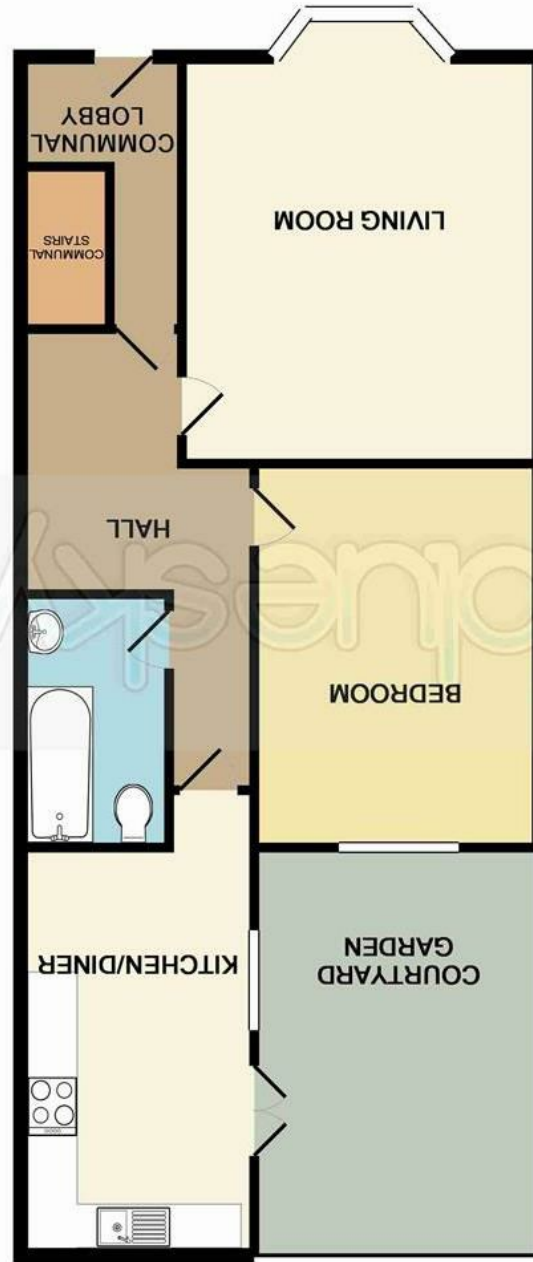
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The Important Bit!

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/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.



GFF 266 Bath Road, Arnos Vale, Bristol, BS4 3EN

£1,050 PCM



Council Tax Band: A | Property Tenure:

This wonderful ground floor apartment in a period conversion overlooking the River Avon has its OWN PRIVATE COURTYARD GARDEN. Built into the hillside only moments away from the Paint Works, Temple Meads Train Station and Bristol City Centre you'll find many amenities right on the door step. Internally the property comprises; a generous hallway (could be used as a work space or bicycle storage), lounge, modern kitchen with an integrated electric oven, hob, with uPVC French doors onto the low maintenance patio area. There is a peaceful double bedroom at the rear of the property as well as a bathroom with a three piece white suite and a shower over the bath. Other benefits include; uPVC double glazing throughout and gas central heating via a combi boiler. This property would suit a single person or couple. No students, pets, sharers or smokers. Offered unfurnished and available 26th September 2024!! ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Foyer
5'2" x 8'2" (1.57 x 2.49)

Lounge
11'1" x 13'5" (3.38 x 4.09)

Bathroom
4'2" x 8'3" (1.27 x 2.51)
Comprising of a 3 piece white bathroom suite with shower over bath

Bedroom
9'3" x 12'2" (2.82 x 3.71)

Kitchen
7'3" x 14'7" (2.21 x 4.45)
Including integrated oven and hob,

Fridge / freezer and washing machine will be gifted



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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	

