

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/drailed 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?



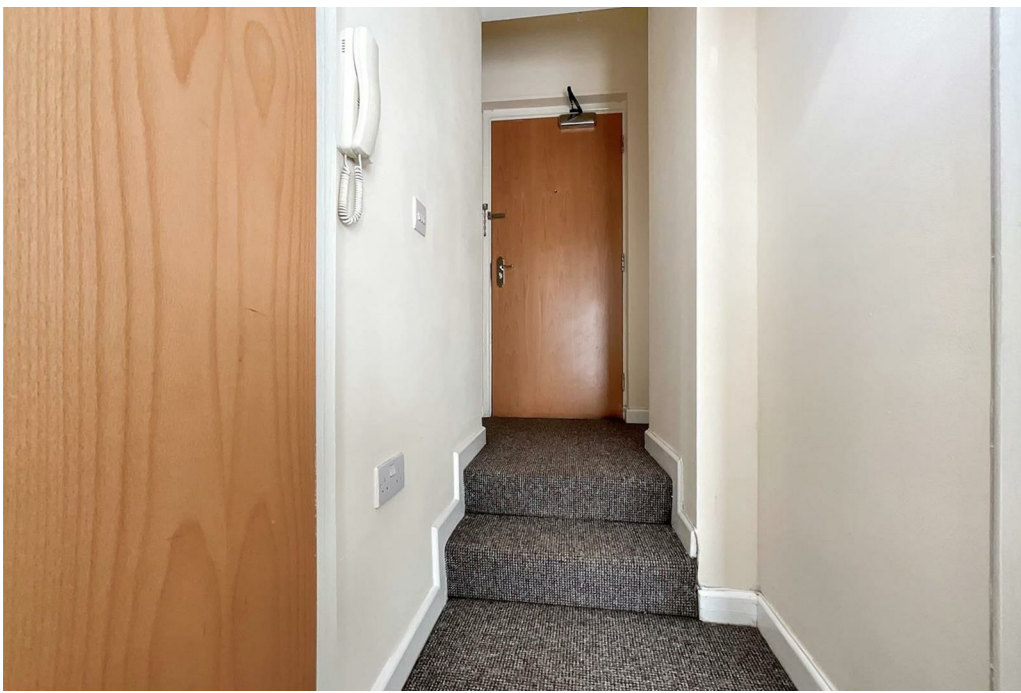
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GROUND FLOOR



Studio 1 2 Waterloo Road, Old Market, Bristol, BS2 0PL
Offers In Excess Of £110,000



Council Tax Band: A | Property Tenure: Leasehold

Welcome to this charming flat located on Waterloo Road in the heart of Old Market, Bristol. This property boasts a cosy bedroom/reception room, perfect for relaxing or entertaining guests. With one shower room, convenience is key in this lovely apartment. Situated in a vibrant area, this flat offers easy access to all that Bristol has to offer. From local amenities to the bustling city centre, everything is within walking distance, making this location ideal for those who enjoy the convenience of city living. The kitchen is equipped with integrated appliances, adding a touch of modernity to the traditional charm of the flat. And the best part? There is no ground rent charge, giving you peace of mind and making this property even more appealing. Don't miss out on the opportunity to own or rent this delightful flat in Bristol. Book a viewing today and envision yourself living in this wonderful space on Waterloo Road.



Communal Entrance

Communal entrance door to front, door to apartment.

Entrance Hall

7'1" x 4'5" narrowing to 3'1" (2.16m x 1.35m narrowing to 0.94m)

Door to hall, entry phone system. steps down, door to lounge/bedroom

Lounge/Bedroom

19'3" x 9'5" (5.87m x 2.87m)

Double glazed sash window to the front, two radiators, fuse board, open to kitchen.

Kitchen

4'11" x 8'10" (1.50m x 2.69m)

Fitted kitchen with a range of wall and base units, wall mounted gas combi boiler, worktops, tiled splashbacks, stainless steel sink/drainer,

gas hob, electric oven, integral fridge/freezer, integral washing machine, cooker hood.

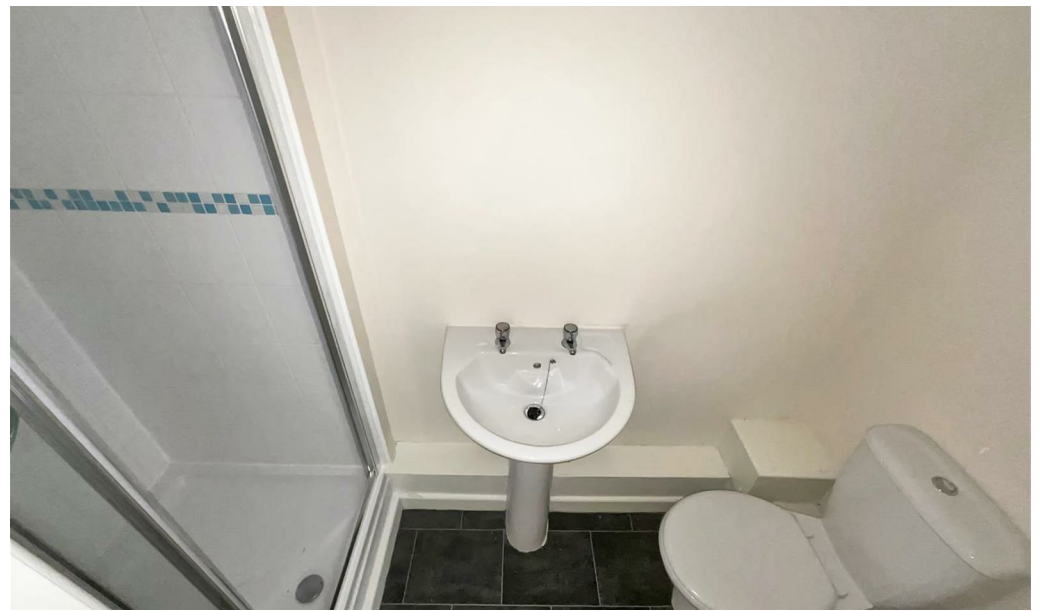
Shower Room

2'11" x 7'8" (0.89m x 2.34m)

WC, wash hand basin, radiator, tiled splashbacks, spotlights, shower cubicle, extractor fan.

Agents Note

The vendor has confirmed that the property is leasehold, there are 133 years remaining on the lease, an annual service charge of £883.80 and there is no ground rent. Management company is Easton Bevins.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	

