

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!

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at!

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

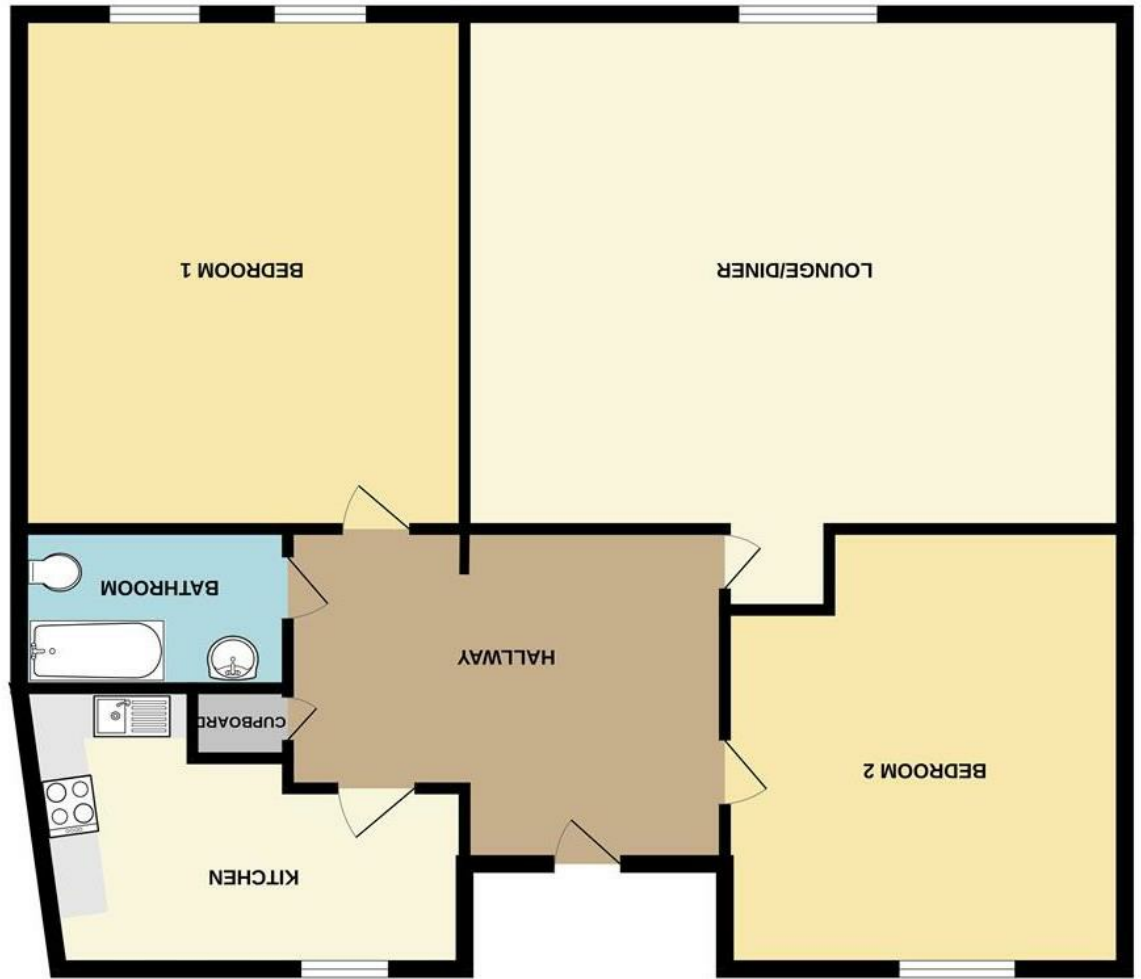
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.
Made with Mapbox ©2024



26c West Street, St. Philips, Bristol, BS2 0BH
Offers In Excess Of £210,000



Council Tax Band: B | Property Tenure: Leasehold

Welcome to this top floor apartment located on West Street in the vibrant city of Bristol! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's plenty of space for a small family or guests. The apartment features a well-maintained bathroom and kitchen with integrated appliances. Situated in the heart of Bristol, this apartment offers a fantastic opportunity to experience city living at its best. Whether you're looking for a place to call home or a lucrative investment opportunity, this property ticks all the boxes. Don't miss out on the chance to own a piece of Bristol's bustling property market - book a viewing today and envision the endless possibilities this apartment has to offer!



Communal Entrance

Stairs lead to the top floor, telecom entry system.

Hallway

11'2" narrows to 6'8" x 8'9" (3.40m narrows to 2.03m x 2.67m)
Door into the hallway, telecom entry phone system, storage cupboard housing water tank, electric heater.

Kitchen

11'8" narrows to 6'11" x 11'4" narrows to 5'7" (3.56m narrows to 2.11m x 3.45m narrows to 1.70m)
Sash style windows to rear, kitchen consists of matching wall and base units with worktops, 1 & 1/2 bowl sink with mixer taps and drainer, following appliances will remain:- integrated fridge/freezer, washing machine, electric oven & hob with extractor hood above and slimline dishwasher.

Lounge/Diner

22'0" narrows to 16'1" x 17'2" narrows to 3'5" (6.71m narrows to 4.90m x 5.23m narrows to 1.04m)
Sash style window to front, 2x electric heaters, restricted head height in places.

Bedroom 1

13'4" x 14'10" (4.06m x 4.52m)
2x sash style windows to front, storage heater.

Bedroom 2

14'8" narrows to 9'1" x 13'4" narrows to 9'7" (4.47m narrows to 2.77m x 4.06m narrows to 2.92m)
Sash style window to rear, electric heater, restricted head height in places.

Bathroom

5'4" x 8'11" (1.63m x 2.72m)
Bath with shower above, wash hand basin and W/C, extractor fan, ceiling spot lights, electric heater, tile effect flooring, tile splashbacks, shaver point.

Agents Note

The vendor has confirmed the property is leasehold, the lease has 105 years remaining, there is an annual service charge of £1,500 and there is an annual ground rent of £250. The lease advises that the ground rent increases every 25 years by £250 and the next change is December 2027.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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	

