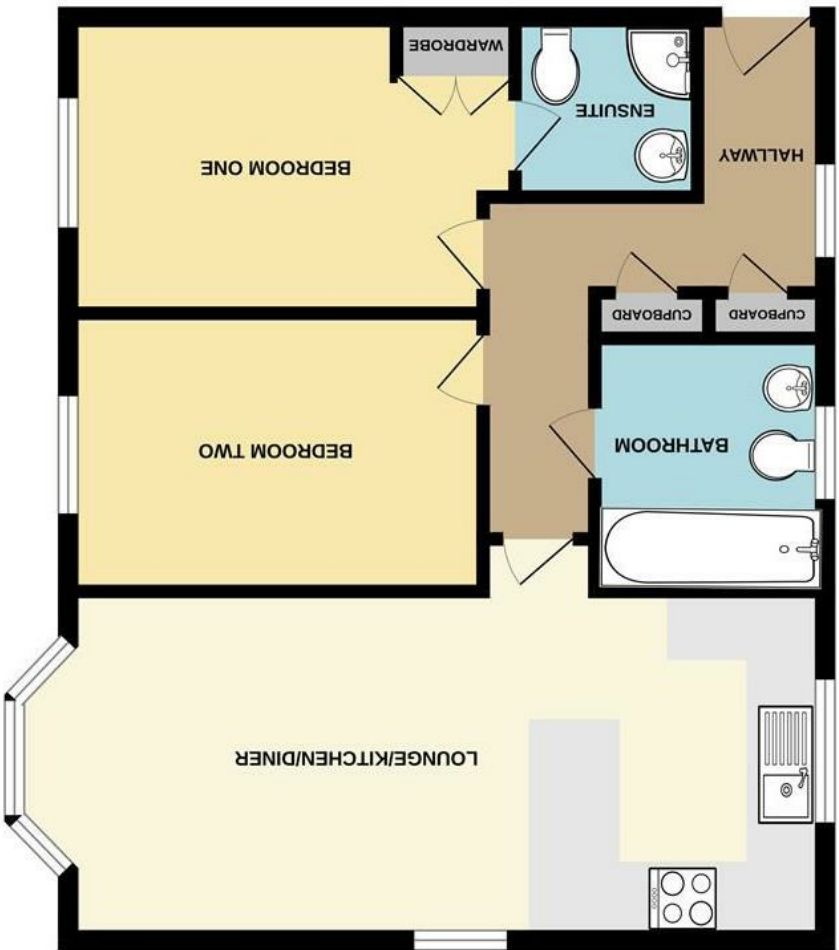




GROUND FLOOR



Made with Hexpix C2025

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 in 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/drainage 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?





Council Tax Band: B | Property Tenure: Leasehold

This charming two-bedroom ground floor apartment offers a perfect blend of modern living and convenience, located in the desirable Mallard Close, Bristol. Built in 2008, the property is in excellent condition throughout, making it an ideal choice for first-time buyers, downsizers, or investors alike. The open plan lounge / kitchen / diner provides a comfortable space for relaxation and entertaining. The well-appointed kitchen features integrated appliances, ensuring that meal preparation is both efficient and enjoyable. The apartment boasts two spacious bedrooms, providing ample room for rest and privacy. Additionally, there are two bathrooms, which is a significant advantage for families or guests. One of the standout features of this property is the parking space available for one vehicle, a rare find in urban settings. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. With an impressive 982 years remaining on the lease, you can enjoy peace of mind regarding your investment. This apartment is not only a comfortable living space but also a sound financial choice in a thriving area of Bristol. In summary, this two-bedroom apartment on Mallard Close is a fantastic opportunity for those seeking a modern, well-maintained home in a vibrant city. Don't miss your chance to make this delightful property your own.



Communal Entrance

Entry phone system to building, post box, access to our flat on the ground floor,

Hallway

9'1" x 9'9" (2.77m x 2.97m)

Door to front, radiator, L shape, two storage cupboards, entry phone system,

Bedroom 1

11'7" x 8'9" (3.53m x 2.67m)

Double glazed window to side, shutters to window, radiator, fitted wardrobes, door to en-suite,

Ensuite

5'5" x 5'0" (1.65m x 1.52m)

Walk in shower cubicle, wash hand basin, WC, extractor fan, shaver point, heated towel rail, part tiled walls, tile effect flooring,

Bedroom 2

11'7" x 6'8" (3.53m x 2.03m)

Double glazed window to side, shutters to window, radiator,

Bathroom

6'2" x 6'7" (1.88m x 2.01m)

Enclosed bath, wash hand basin, WC, heated towel rail, part tiled walls, extractor fan, tile effect flooring,

Lounge / Kitchen / Diner

24'6" x 14'0" (7.47m x 4.27m)

Lounge/Diner

Double glazed window to rear and bay window to side, shutters to windows, two radiators, open to kitchen,

Kitchen

Double glazed window to side, shutter to window, matching wall and base units with worktops, splash backs, sink with mixer taps and drainer, under cabinet lights, breakfast bar, cupboard housing gas combo boiler, following appliances are integrated:- Neff electric oven, gas hob and cooker hood, AEG fridge/freezer, Zanussi washing machine/dryer and dishwasher,

Parking

Parking for one car to the side of the property.

Communal Bin Store

For use of the residents.

Agents Note

The vendors have confirmed the property is leasehold, with 982 years remaining on the lease. There is an annual ground rent of £197.80 and a service charge of £650-£750 every 6 months, this varies on what works are completed.

The above information has been provided by the vendor and has not been verified by a solicitor.



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

