



Flat 4, 134 Bath Road, Bitton, Bristol, BS30 6HS

Offers In Excess Of £160,000



Like what you see?

Get in touch to arrange a viewing!

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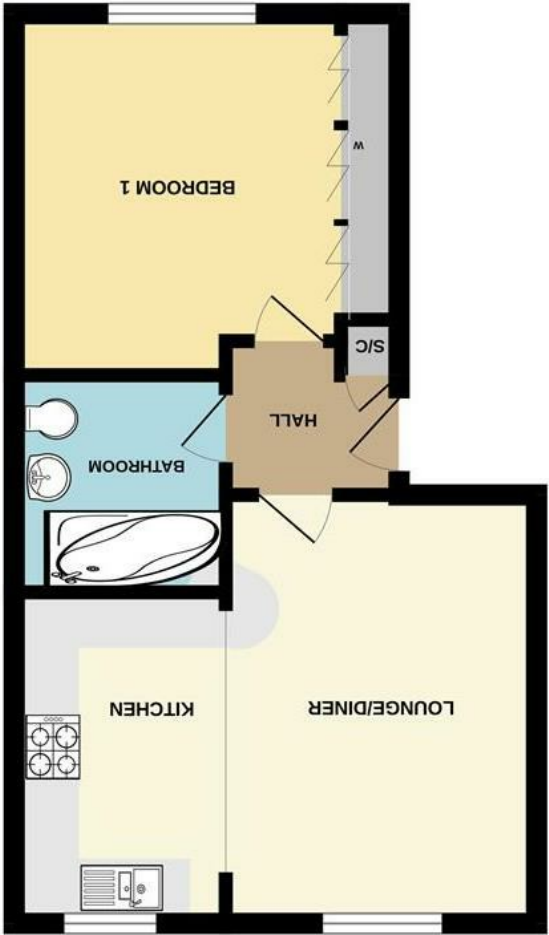
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The Important Bit!

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/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.

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Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN!! ONE BEDROOM APARTMENT!! LOCATED IN BITTON VILLAGE!! Be quick to snap up this well presented one bedroom home located in the desirable village of Bitton offering both fantastic local amenities including the local shop, pub, primary school, garden centre and cricket club as well as convenient commuter routes to both Bristol and Bath. The current owner has presented this property to a good standard and is all set to move into with no onward chain. The accommodation comprises: entrance hall with storage cupboard, open plan lounge/kitchen, bathroom with jacuzzi bath and double bedroom with fitted storage. Further benefits include double glazing, electric heating, residents carpark and communal grounds. Sure to be popular, call today to arrange your viewing!



Entrance Hall
3'6" x 4'9" (1.07m x 1.45m)
Door to flat, entry phone system, storage cupboard.

Lounge/Diner
11'9" x 8'2" (3.58m x 2.49m)
Double glazed window to rear, electric heater, opening to kitchen, breakfast bar.

Kitchen
8'3" x 6'1" (2.51m x 1.85m)
Double glazed window to rear, gas hob, wall and base units with worktops over, electric oven, space for washing machine, 1 1/2 bowl sink with drainer, tile splash-backs, space for fridge/freezer, gas boiler for hot water only.

Bedroom One
10'0" max x 10'8" into wardrobe (3.05m max x 3.25m into wardrobe)
Double glazed window to front, electric heater, fitted wardrobes

with sliding doors, fuse board in wardrobe.

Bathroom
5'10" x 6'0" (1.78m x 1.83m)
Electric heater, W.C, wash hand basin, extractor fan, tile effect flooring, corner jacuzzi bath with shower over, UPVC panel and tiled walls.

Parking
Communal car park for residents, accessed via Harrington Close.

Communal Garden
Shed for use of the residents. Communal grounds for use of the residents.

Agent Notes
The seller has advised there are 968 years remaining on the lease. There is no ground rent paid. The annual service charge is £450 and this includes buildings insurance.



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

