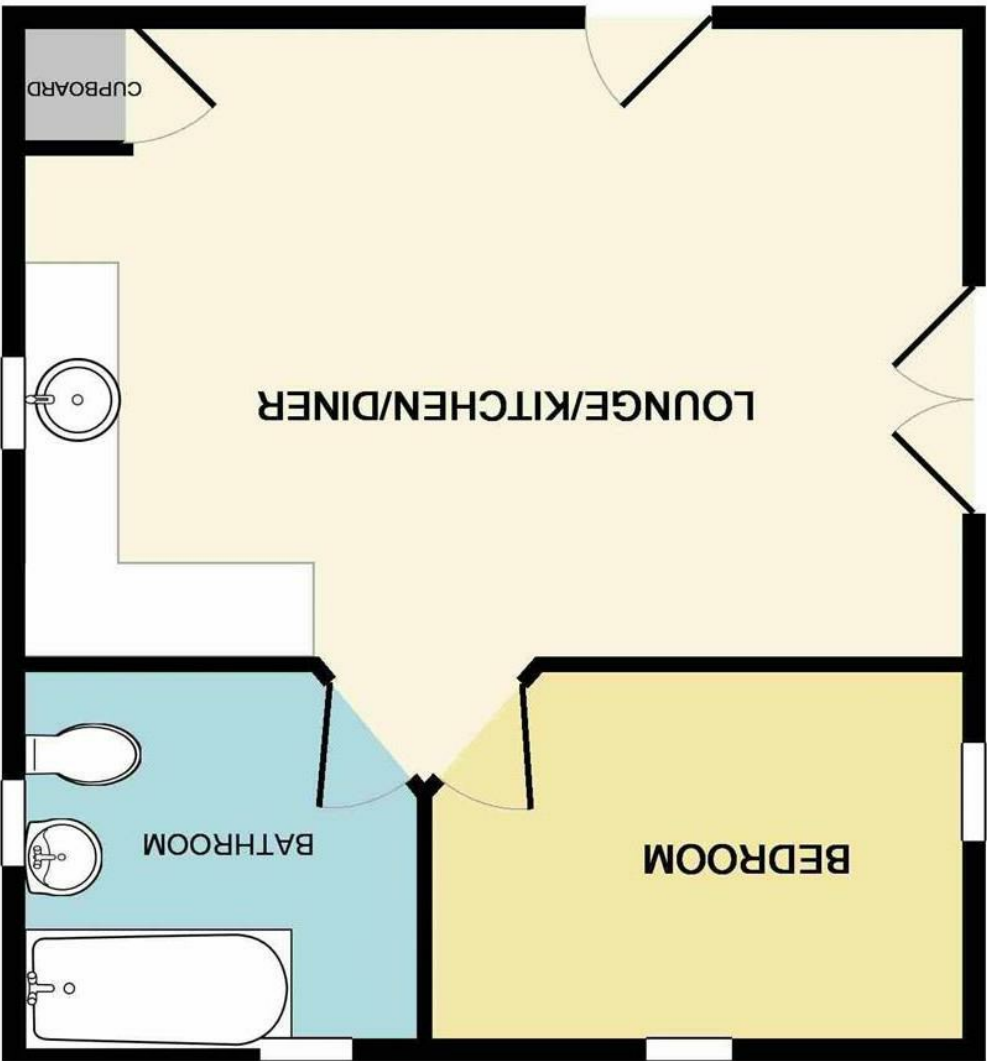




2 Coombe Brook Close, Kingswood, Bristol, BS15 1PD
£850 PCM



Made with Metropix ©2014

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.

The Important Bit

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

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Get in touch to arrange a viewing!

Like what you see?





Council Tax Band: B | Property Tenure:

GROUND FLOOR ONE BEDROOM APARTMENT!! ALLOCATED PARKING FOR ONE CAR!! This modern apartment is ideally located close to Kingswood High Street and excellent transport links to the A4174 Ring Road and Bristol City Centre. The accommodation comprises; communal hallway, open plan lounge/kitchen/diner, double bedroom and three piece white bathroom suite with shower over the bath. Externally the property boasts one allocated parking space and your own patio area accessed by the French doors from the lounge/kitchen/diner. Offered unfurnished and available 28th May 2025! Ideally suited to a single person or couple! Not suitable for smokers, students, sharers or pets.

Council Tax Band: B
Holding Deposit 1 week : £196.15
Dilapidations Deposit 5 weeks : £980.77
Variation of Contract fee : £50
AWARD WINNING AGENT



Communal Hallway

Lounge/Kitchen/Diner

20'3" x 15'5" (6.17 x 4.70)
Cupboard housing hot water tank.
Includes; electric oven, hob and extractor fan.

Bedroom

11'7" x 8'2" (3.53 x 2.49)

Bathroom

8'0" x 8'1" (2.44 x 2.46)
Comprising of a 3 piece white suite with WC, wash hand basin and bath with shower over

Outside Area

Block paved area with low level boundary wall.

Parking

One allocated parking space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

