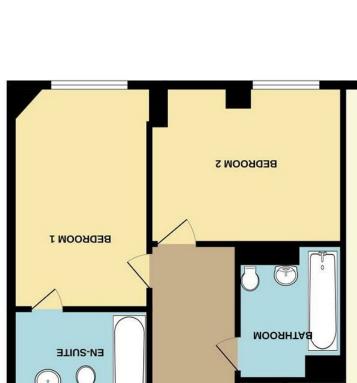




CROUND FLOOR



of the crowd.

Don't forget to register and stay ahead

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 expectifically experising the provided by the provided and provided and provided the provided the provided provided the provided provided the provided provided provided the provided provided the provided pr

However, these details and anything we've said about the you with a fair and reliable description of the property. We have carefully prepared these particulars to provide

for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask

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 the provide and pro

down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained prior to exchange of contracts. Please also be aware that to satisfy yourself as to their working order and condition, recommend you carry out your own independent checks or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We services, appliances, equipment, fixtures or fittings listed, specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the

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

A8 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

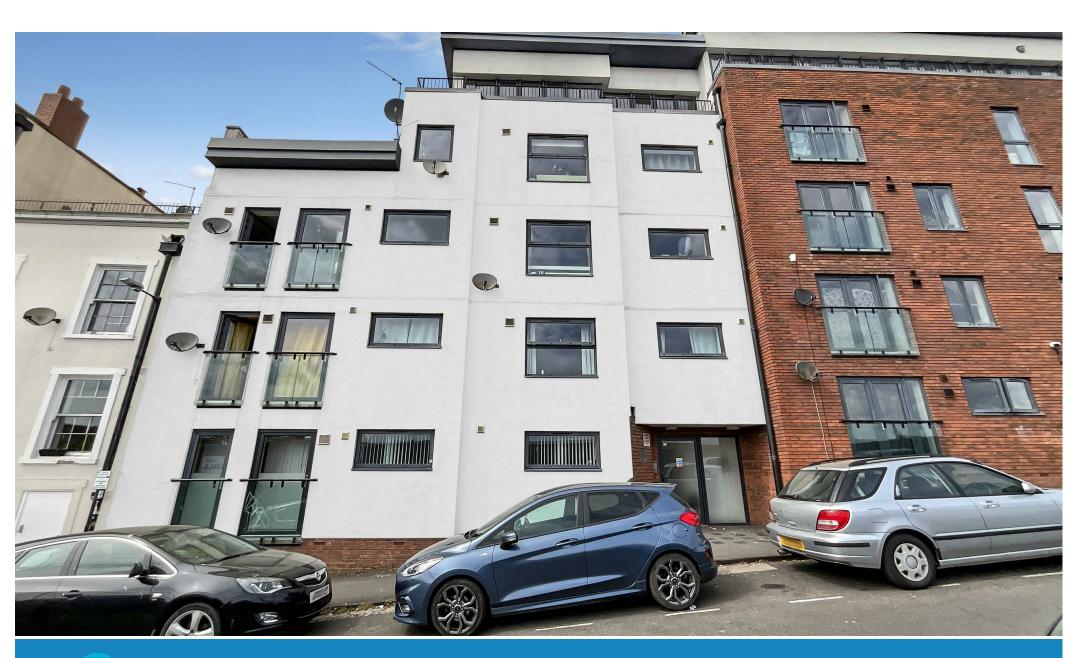
Info@bluesk

1 0117 9328165

Get in touch to arrange a viewing;

Like what you see?

















Council Tax Band: C | Property Tenure: Leasehold

NO CHAIN!! PARKING BAY!! Blue Sky are delighted to offer for sale this fantastic two bedroom ground floor apartment located in the gated development of Lawford Mews in Old Market. This property is ideally located close to local amenities in the area as well as the city centre and Cabot Circus. The vendor has maintained this spacious home to a high standard, all set to move into! The accommodation comprises: communal entrance to the building, entrance hall to the apartment, open plan kitchen/lounge/diner with Juliet balcony, bedroom two, bathroom and bedroom one with en-suite bathroom. Further benefits include double glazing, electric heating and an allocated parking bay in the secure carpark. A must view, call today to arrange your viewing!!





Entrance Hall

6'3" n/t 3'6" x 15'11" n/t 5'7" (1.91m n/t 1.07m x 4.85m n/t 1.70m)

Door to hall, entry phone system, electric heater, L shape, storage cupboard housing hot water tank and fuse board.

Lounge/Diner/Kitchen

27'4" n/t 8'2" x 18'0" n/t 12'4" (8.33m n/t 2.49m x 5.49m n/t 3.76m)

Two double glazed doors to front with Juliet balcony, two electric heaters, 1 1/2 bowl sink with drainer, wall and base units with worktops over, tiled splash backs, integrated fridge/freezer, cooker hood, electric hob and oven, integral washing machine.

Bedroom One

14'5" x 8'11" max (4.39m x 2.72m max) Double glazed window to front, electric heater, door to en-suite.

En-Suite (Bedroom One)

5'7" max x 8'10" (1.70m max x 2.69m) W.C, wash hand basin, part tiled walls, spotlights, extractor fan, heated towel rail, shower screen, enclosed bath with shower over.

Bedroom Two

10'5" n/t 9'10" x 12'8" (3.18m n/t 3.00m x 3.86m)

Double glazed window to front, electric heater.

Bathroom

8'9" x 6'11" max (2.67m x 2.11m max) W.C, wash hand basin, spotlights, extractor fan, heated towel rail, enclosed bath with shower over, shower screen, part tiled walls.

Parking

One allocated parking bay in the residents secure carpark.

Communal Area

Communal bin store for use of the residents.

Agent Note

The seller has advised the lease length remaining is 107 years for the property and parking bay, the ground rent is £200 per year, the parking bay ground rent is £100 per year, service charge is approx £2,300 per year. Ground rent and service charge review date is to be confirmed.

