



## Like what you see?

Get in touch to arrange a viewing;

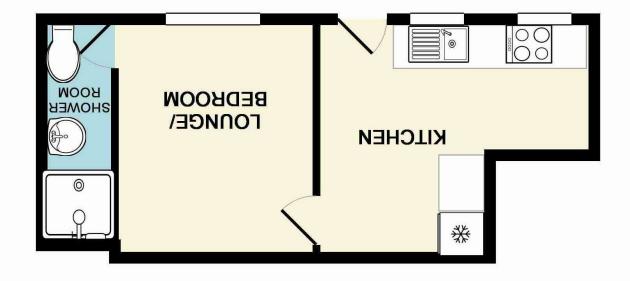
- () 4: 0112 3278J62
- 😒 info@bluesky-property.co.uk
- ABE 0528 Ellacombe Road, Bristol, BS30 9BA

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

🚱 www.bluesky-property.co.uk

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

Ine 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 guide to room layout and design. Items shown in photographs are NOT included in the sale unless seproximate and our floorplans are provided as a general guide to room layout and design. Items shown in property, are not part of an offer of contract, and we can't approximate and our floorplans are provided as a general protographs are NOT included in the sale unless services, appliances, equipment, fixtures or fittings listed, to satisfy yourself as to their working order and condition, prot to exchange of contracts. Please also be aware that thernoting purchasers will be asked to provide proof of if services have been switched off./disconnected/drained down, reconnection charges may apply. If you wish to therending purchasers will be asked to provide proof of their ability to fund the purchase and identifications. their ability with morey laundering regulations and we ask for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing



Ande with Metropix ©2014



## Flat 2 80-82 Station Road, Yate, Bristol, BS37 4PH £650 PCM

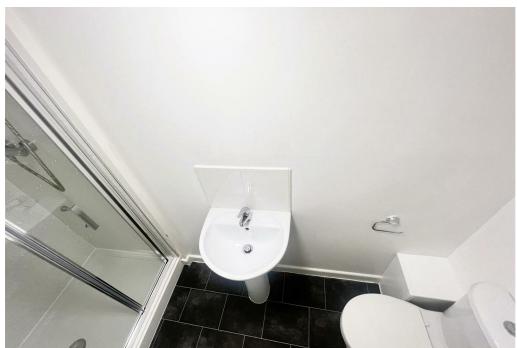




Council Tax Band: A | Property Tenure:

FABULOUS, MODERN STUDIO WITH PARKING!! This gorgeous studio apartment is sure to be a hit with any single applicant out there! Perfectly placed behind a quiet office, this property is conveniently located on Station Road in Yate making it perfectly placed for a host of local shops, bars and amenities but also ideal for those commuting along the M5/M4/M32 motorway network as this property also comes with OFF STREET PARKING! Other benefits include; Modern high gloss kitchen, lounge/bedroom, double shower room. Other Benefits include : uPVC double glazing throughout, newly decorated and efficient electric heating. Available NOW!!. Not suitable for students, pets, children or smokers. AWARD WINNING LETTING AGENT.





Kitchen Integrated electric oven & ceramic hob

Fridge / freezer and washing machine will be gifted

Living Room 10'8" x 8'6" (3.25 x 2.59)

Shower Room 3'0" x 9'5" (0.91 x 2.87) Double Shower, WC and Basin in white

**Parking** Parking for 1 car to the rear.



