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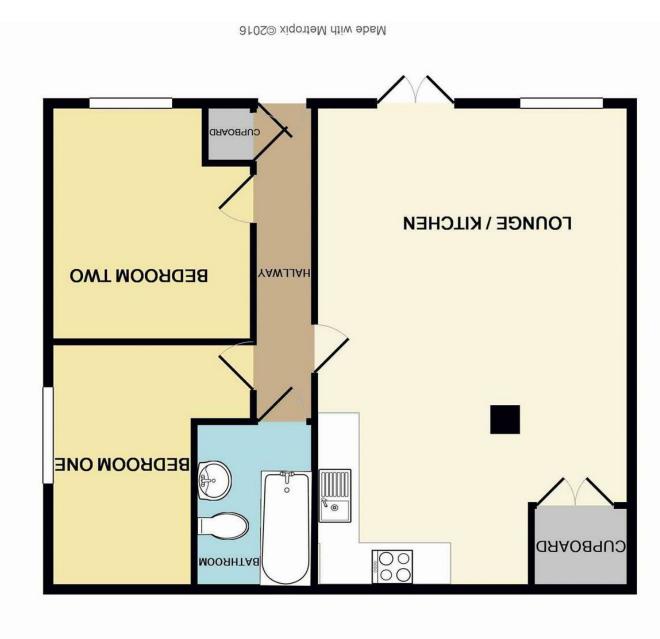
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for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to 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 guide to room layout and design. Items shown in photographs are NOT included in the sale unless 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 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

the sale.





50 Troopers Hill Road, St George, Bristol, BS5 8BT £1,300 PCM



Council Tax Band: B | Property Tenure:

AMAZING TWO BEDROOM APARTMENT IN ST GEORGE WITH VIEWS OVER THE TROOPERS HILL NATURE RESERVE! The property has its own parking and private entrance. In addition, it has tall ceilings, large windows and with its south facing outlook it really is a sun trap. The accommodation has two double bedrooms, a bathroom with a white suite, and an open plan living space with a fitted kitchen and additional double utility cupboard with plumbing for a washing machine. French doors open onto a private garden area which comes complete with a private self-contained bike store. There is a regular bus service from the top of the road to Bristol City Centre and a good cycle route to the city nearby which runs alongside the river. If Troopers Hill Nature Reserve isn't enough green space the Avon Valley with all its riverside and woodland walks is only a stones through away. Other benefits include; fully double glazed, gas central heating and modern decor throughout. Unfurnished and available from 18th August 2025. This property is not suitable for smokers or students but sharers will be considered.

The Landlord will accept a pet at a pet premium of $\pounds 25$ per month.

Council Tax Band B Holding Deposit 1 week : £300.00 Dilapidations Deposit 5 weeks : £1500.00

AWARD WINNING LETTING AGENT.





Hallway 2'11" x 15'2" (0.89 x 4.62)

Living Room / Diner / **Kitchen**

15'1" x 21'3" (4.60 x 6.48 (4.59 x 6.47))

Open Space Living Space with french doors to the garden, marble breakfast bar with 4 stools Kitchen Area :- Electric oven, hob with cooker hood over.

Bedroom One 11'4" x 9'8" (3.45 x 2.95)

Bedroom Two 9'4" x 11'4" (2.84 x 3.45)

Bathroom

tap fixing and heated towel rail.

Garden

Mainly laid to patio.

Bike Store Private bike store in garden

Parking

Allocated driveway parking to front for 1 vehicle.

431

Nic





8'3" x 5'8" (2.51 x 1.73) Comprising of a 3 piece white suite with WC, wash hand basin, bath with shower head

