




SALES • LETTINGS • MANAGEMENT

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 t: 0117 9328165

 info@bluesky-property.co.uk

 28 Ellacombe Road, Bristol, BS30 9BA

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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.





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 £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
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

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.



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

