

SALES • LETTINGS • MANAGEMENT

**Like what you see?**

Get in touch to arrange a viewing!

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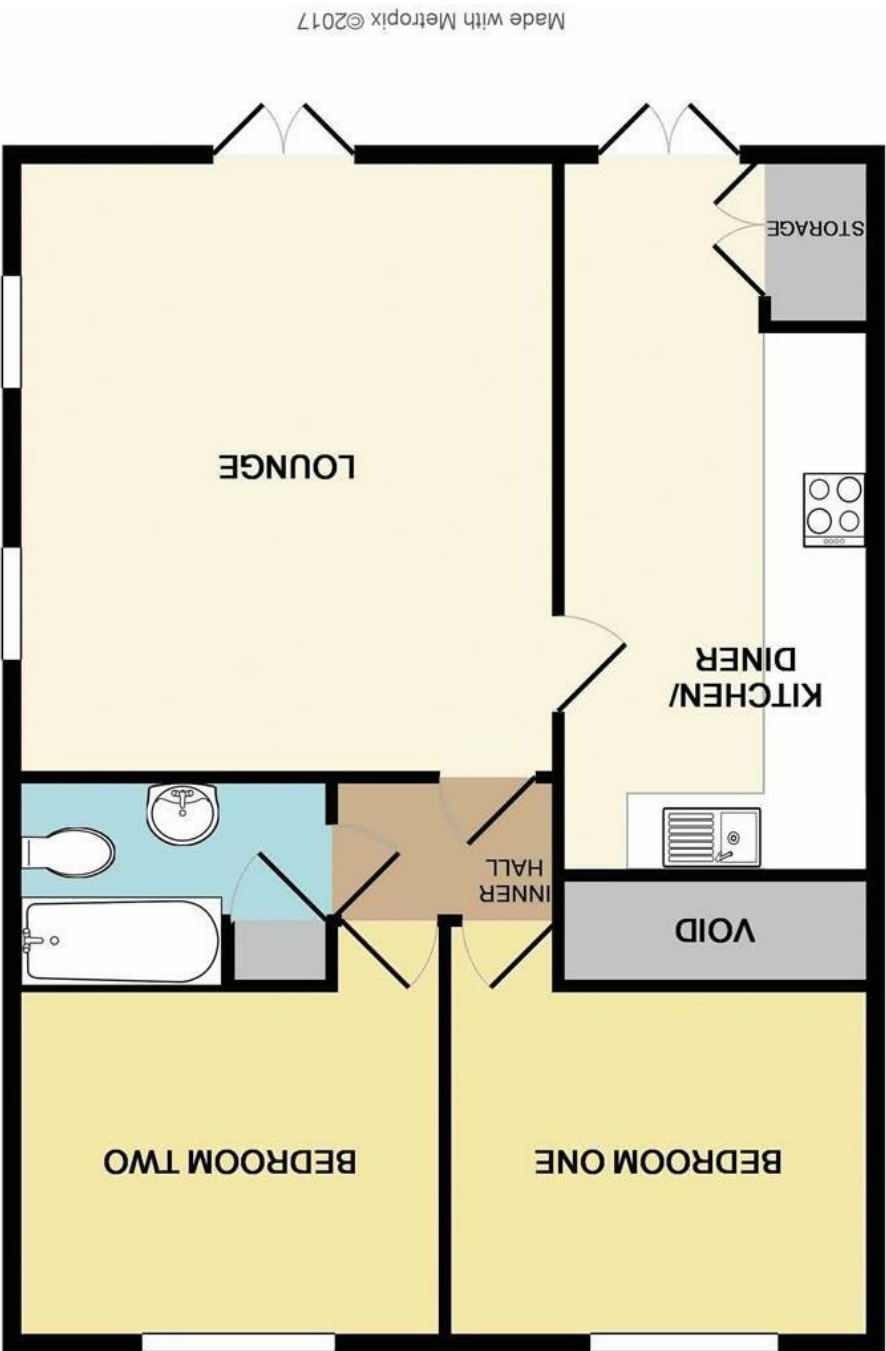
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**Don't forget to register and stay ahead of the crowd.**

**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/drainaged 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 DOUBLE BEDROOM FLAT WITH STUNNING VIEWS & PARKING!! Located on Troopers Hill in St George is this fantastic two double bedroom apartment offering light and airy accommodation throughout and views onto Troopers Hill. The property is ideally located close to local amenities, troopers hill walkway, riverside walks and great access to the city centre!! The accommodation comprises: private entrance leading to a modern kitchen/diner, lounge with views and doors onto the garden, inner hall, two double bedrooms and a bathroom with a white suite with a shower over the bath. Externally the property benefits from driveway parking for one car and a garden which is mainly laid to patio. Pets consider £25 per pet. No smokers or students. Unfurnished and available End July !! MANAGED BY AWARD WINNING AGENT.

Council Tax Band: B  
Holding Deposit 1 week : £311.54  
Dilapidations Deposit 5 weeks : £1,557.00

Variation of Contract fee : £50



**Lounge**  
13'9" x 16'2" (4.19 x 4.93)  
Double glazed french doors to patio area.

**Inner Hallway**  
5'8" x 3'3" (1.73 x 0.99)

**Kitchen/Diner**  
18'10" x 8'3" (5.74 x 2.51)  
Including electric oven and hob, and french doors to patio. Fridge/Freezer - gifted to tenant

**Bedroom One**  
11'1" x 11'3" (3.38 x 3.43)

**Bedroom Two**  
11'0" x 11'4" (3.35 x 3.45)

**Bathroom**  
8'4" x 5'8" (2.54 x 1.73)  
Comprising of a three piece white suite with WC, wash hand basin, and bath

**Parking**  
Parking space for one car



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	

