



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.

The Important Bit!

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

www.bluesky-property.co.uk

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

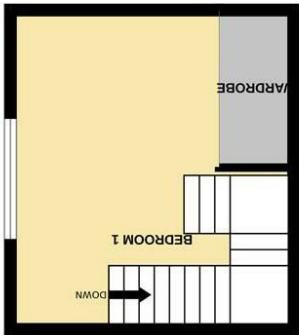
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

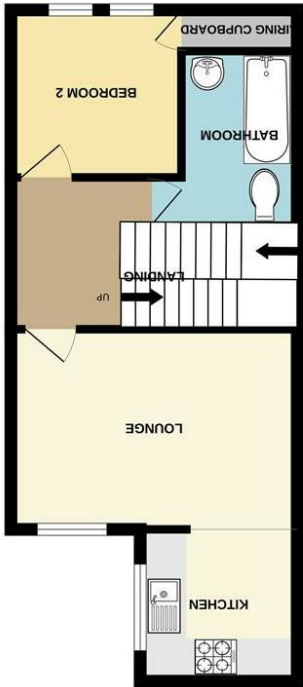
T: 0117 9328165

Get in touch to arrange a viewing!

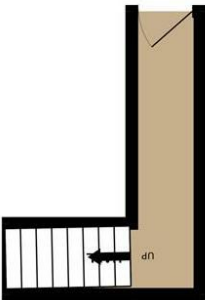
Like what you see?



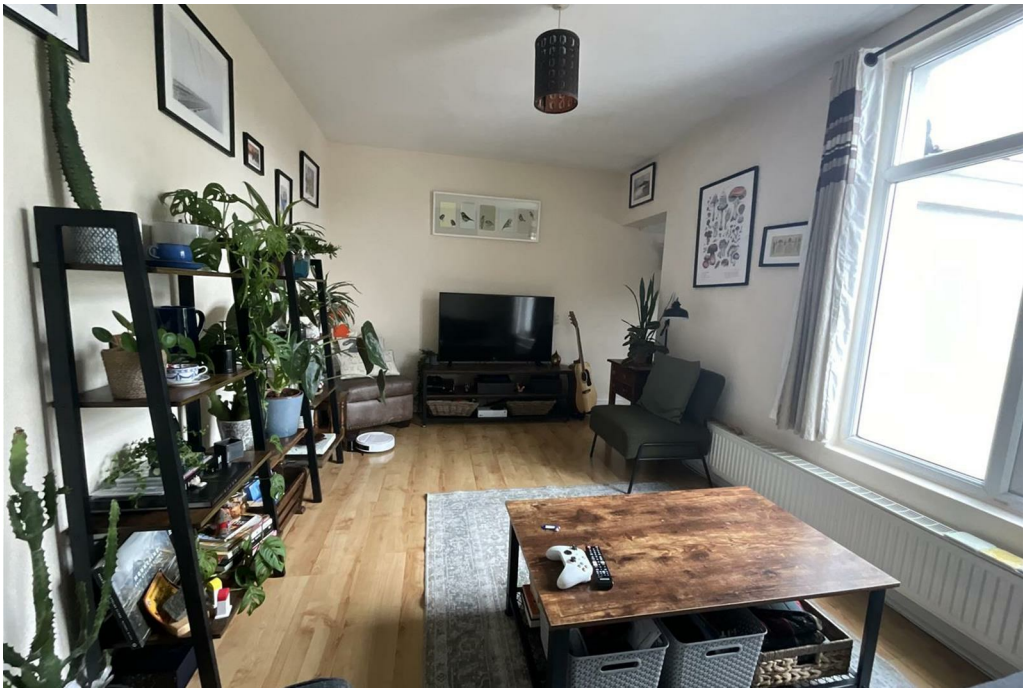
2ND FLOOR



1ST FLOOR



GROUND FLOOR



Council Tax Band: A | Property Tenure:

Deceptively spacious 2 bedroom apartment spread over 2 floors located on a quiet "no through" road just off Hanham High Street. Blue Sky are thrilled to offer this wonderfully bright and airy property which is perfectly located for local amenities and with the benefit of a lovely, sunny garden! Accommodation comprises: Entrance hall and stairs to the first floor, lounge, kitchen, single bedroom and bathroom with shower over the bath. Upstairs, there's a wonderful loft style double bedroom with build in storage area. Other benefits include: Gas central heating, uPVC double glazing, Low council tax band A, neutral décor, detached secure (gated) low maintenance garden.

Council Tax Band: A
Holding Deposit 1 week : £253.85
Dilapidations Deposit 5 weeks : £1269.23

AWARD WINNING AGENT



- Hallway**
Hallway to first floor
- Kitchen**
7'3 x 7'0 (2.21m x 2.13m)
Includes oven, hob and extractor

Fridge / freezer will be gifted to tenant
- Lounge**
13'3 x 9'3 (4.04m x 2.82m)
- Bedroom Two**
7'10 x 7'9 (2.39m x 2.36m)
- Bathroom**
5'8 x 7'11 (1.73m x 2.41m)
3 piece white bathroom suite with shower over the bath
- Bedroom One**
13'1 x 14'9 (3.99m x 4.50m)
open wardrobe
- Garden**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

