

Like what you see?

Get in touch to arrange a viewing!

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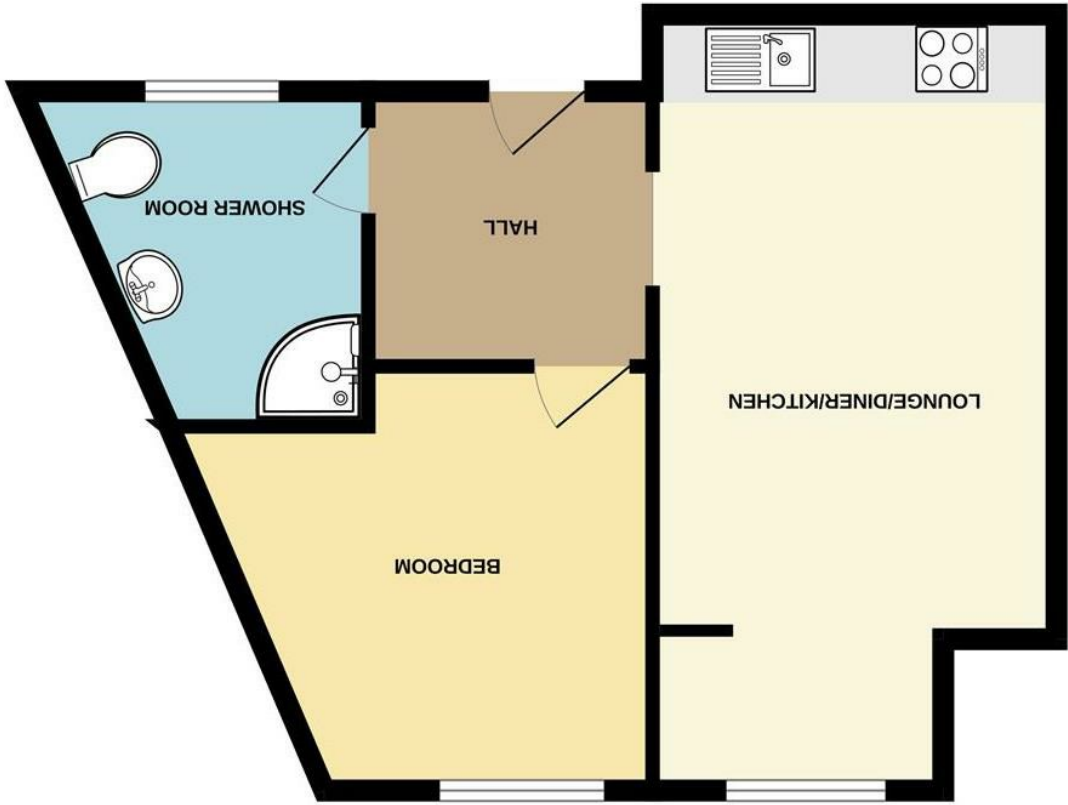
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Don't forget to register and stay ahead
of the crowd.

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/draind 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.

GROUND FLOOR





Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN! WHAT A GEM! Located on Waters Road in Kingswood, you will find this fantastic one bedroom ground floor apartment located in this small development of Hillside Rise. The property is within walking distance of the amenities of Kingswood High Street, plus bus stops and offering good road links to the city centre. The accommodation comprises: private entrance hall, shower room, bedroom and the open plan lounge/diner/kitchen. This property also boasts a parking space in the residents carpark and use of a communal garden. Perfect investment or first home, call today to arrange your viewing!



Entrance Hall
5'3"max x 5'1" max (1.60mmax x 1.55m max)
Double glazed door to hall.

Shower Room
6'0" max x 7'5" max (1.83m max x 2.26m max)
Double glazed window to rear, extractor fan, wall mounted heater, W.C, wash hand basin, tiled flooring, tiled walls, shower cubicle, spotlights.

Bedroom
10'6" n/t 9'0" x 10'0" max (3.20m n/t 2.74m x 3.05m max)
Double glazed window to front, electric heater.

Lounge/Kitchen/Diner
19'1" x 11'6" n/t 8'4" (5.82m x 3.51m n/t 2.54m)
Double glazed window to front, electric heater, fuse board,

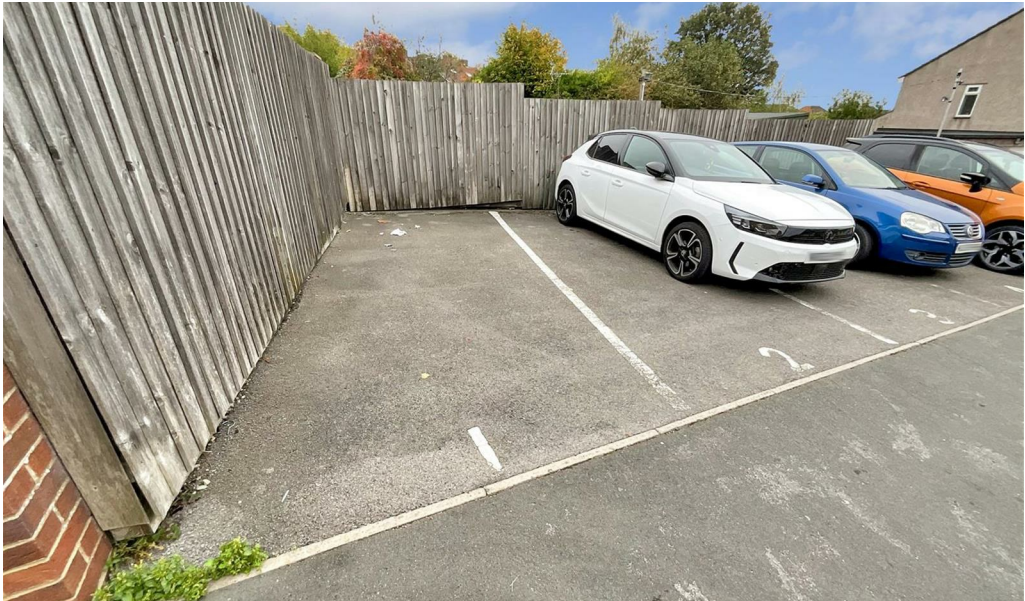
sink/drain, wall and base units, worktop, tiled splashbacks, space for washing machine, cooker hood, electric hob and oven, integrated fridge/freezer, Ariston hot water system for the hot water.

Parking
One allocated parking bay, bay 1.

Access To Property
Access to front door via gated pathway to rear of the building.

Communal Garden
Communal garden to front, laid to gravel.

Agent Note
The vendor has advised there are 981 years remaining on the lease. There is no yearly ground payable. The service charge is to be confirmed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England & Wales	EU Directive 2002/91/EC	

