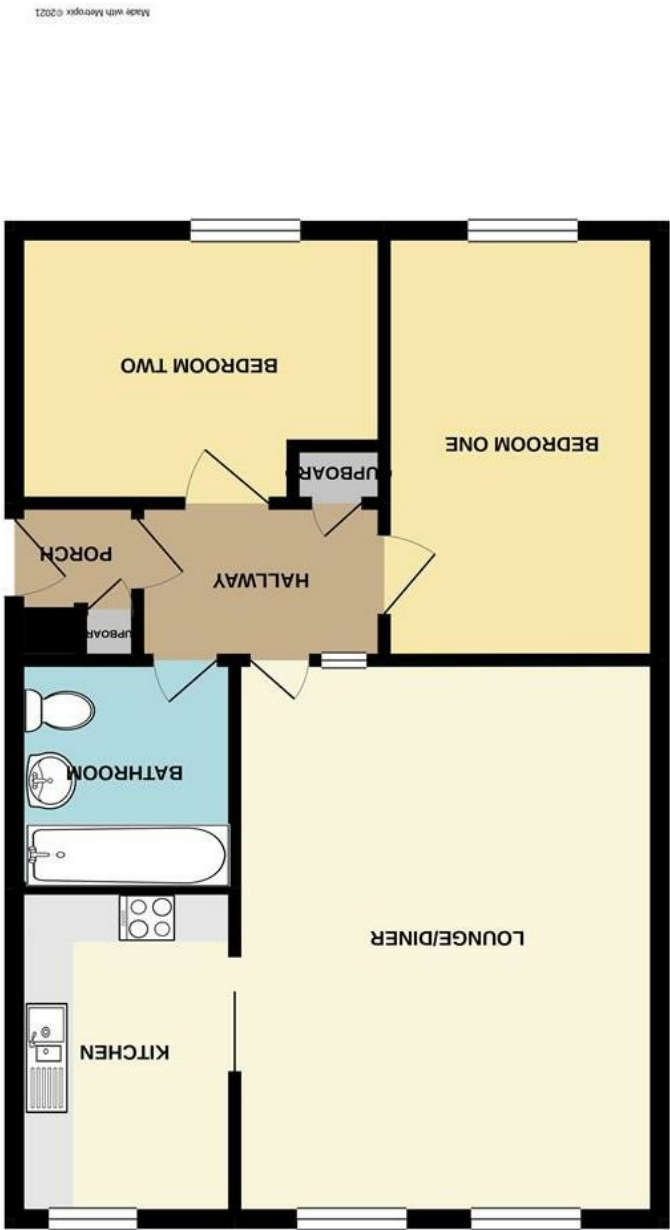




GROUND FLOOR

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?





Council Tax Band: B | Property Tenure:

2 DOUBLE BEDROOM GROUND FLOOR APARTMENT!! OFFERED UNFURNISHED!! Blue Sky are proud to offer for rent this 2 double bedroom ground floor apartment on the quiet cul-de-sac location of Tindell Court in Longwell Green. The property is within walking distance to Longwell Green Gallagher Retail Park, Asda & The Aspects Leisure Complex, and has excellent transport links to the A4174 Ring Road to Bristol & Bath. In addition, it is close to open green space such as Hanham Hills and Willsbridge Nature Reserve. The accommodation comprises; hallway, modern 3 piece white bathroom suite, 2 bedrooms, spacious lounge/diner and modern kitchen with integrated electric over and induction hob. Externally the property has both front & rear gardens. Offered unfurnished and available NOW!!. Landlords preference is a single applicant or couple. Not suitable for students, children, pets, sharers or smokers.

Council Tax Band: B
Holding Deposit: £259.61
Dilapidations Deposit: £1298.07

AWARD WINNING LETTING AGENT



Communal Hall

Hallway
4'07" x 7'03" (1.40m x 2.21m)
Storage cupboard

Kitchen
9'10" x 6'10" (3.00m x 2.08m)
Integrated electric oven and induction hob, gas boiler.

Lounge/Diner
16'10" x 12'09" (5.13m x 3.89m)

Bedroom One
12'10" x 8'04" (3.91m x 2.54m)

Bedroom Two
8'0" narrows to 5'6" x 11'1" narrows to 8'11" (2.46m narrows to 1.70m x 3.38m narrows to 2.72)

Bathroom
6'04" x 6'07" (1.93m x 2.01m)
Bath with shower above, wash hand basin and W.C.

Garage

Parking
One off street parking space in front of garage.

Front and Rear Gardens



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		
England & Wales	69	76
EU Directive 2002/91/EC		

