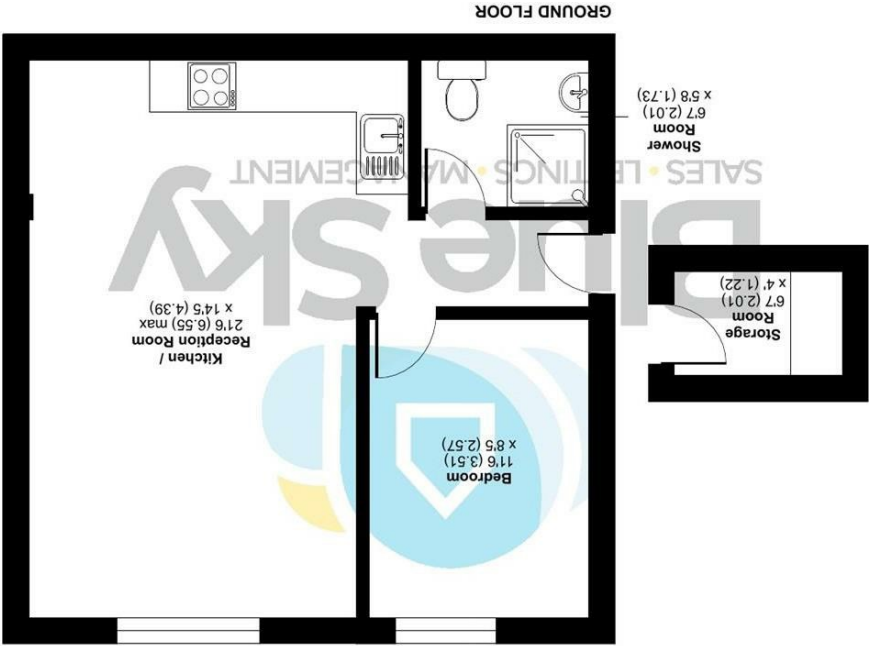




**Greenbank View, Bristol, BS15**

Approximate Area = 465 sq ft / 43.2 sq m  
Outbuilding = 26 sq ft / 2.4 sq m  
Total = 491 sq ft / 45.6 sq m  
For identification only - Not to scale



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.**

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**Get in touch to arrange a viewing!**

**Like what you see?**



Council Tax Band: A | Property Tenure: Leasehold

**NO CHAIN!** This superb one bedroom ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-presented open plan living area, creating a warm and inviting space perfect for relaxation and entertaining. The apartment features a comfortable bedroom and shower room, ensuring convenience and privacy. Additionally, the property includes a designated parking bay, a valuable asset in this sought-after area. The property even comes with its very own private store! Residents will appreciate the close proximity to local amenities, making daily errands effortless. Furthermore, Kingswood Park is just a stone's throw away, offering a delightful green space for leisurely strolls or outdoor activities. With no onward chain, this property is ready for you to move in and make it your own! Call today to arrange your viewing!



**Hall**  
Door to apartment, radiator, fuse board, open to kitchen/lounge/diner.

**Kitchen/Lounge/Diner**  
21'6" max x 14'5" (6.55m max x 4.39m )  
Entry phone system, double glazed window to rear, radiator, cupboard housing gas combination boiler, wall and base units with worktops, gas hob, electric oven, cooker hood, sink & drainer, UPVC splash backs, space for fridge, space and plumbing for washing machine, vinyl floor to kitchen area. Measurement includes hall.

**Bedroom**  
11'6" x 8'5" (3.51m x 2.57m)  
Double glazed window to rear, radiator.

**Shower Room**  
6'7" x 5'8" (2.01m x 1.73m)  
Shower cubicle, wash hand

basin, W.C, extractor fan, heated towel rail, part UPVC wall panels, vinyl flooring.

**Private Store**  
6'7" x 4'0" (2.01m x 1.22m)  
Locked private store opposite apartment front door, light.

**Parking Bay**  
Allocated parking space for one car. Bay 13. Located close to the communal door to enter the building.

**Communal Area**  
Communal grounds and bin store.

**Agent Note**  
The vendor has advised the lease remaining is 979 years (999 year lease from 2005). There is no yearly ground rent charge and the yearly service charge is £1,110.60p. This charge is reviewed every year.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 79      | 79        |
| (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                     |         |           |

