



12 Goosefoot Road, Emersons Gree, BS16 7LX

£1,300 PCM



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.

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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**28 Ellacombe Road, Bristol, BS30 9BA**

**info@bluesky-property.co.uk**

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

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Council Tax Band: B | Property Tenure:

Blue Sky are excited to offer for let this fantastic top floor 2 DOUBLE bedroom apartment ideally positioned in the sought after Lyde Green development, offering convenient access to the A4174 Ring Road to Bristol & Bath, perfect for commuters and benefits from the wide variety of local shops, schools and amenities, all within walking distance. This UNFURNISHED accommodation briefly comprises: entrance hall with storage, large open plan living space with fully fitted kitchen area with appliances, main bedroom with the added benefit of an En-suite, a further double bedroom and main bathroom. Further benefits include gas central heating, double glazing and parking space ! Not suitable for Pets, Students or Smokers AVAILABLE NOW !!

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

AWARD WINNING AGENT



**Hallway**  
16'08 x 3'05 (5.08m x 1.04m)

**Lounge**  
12'10 x 10'09 (3.91m x 3.28m)  
Juliet balcony

**Kitchen**  
10'0 x 7'10 (3.05m x 2.39m)  
includes gas hob, electric oven, extractor fan, integrated washing machine, dishwasher and fridge/freezer

**Bedroom One**  
11'11 x 7'11 (3.63m x 2.41m)  
door to ensuite

**Ensuite**  
4'04 x 3'08 (1.32m x 1.12m)  
Comprising of shower cubicle , WC and toilet

**Bedroom Two**  
10'11 x 7'11 (3.33m x 2.41m)

**Bathroom**  
6'04 x 6'03 (1.93m x 1.91m)  
With WC, wash hand basin and bath with shower over

**Parking**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

