

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
stated. They are offered on an 'as seen' basis.
We comply with money laundering regulations to protect
you and your family. We ask that you make a formal offer
prior to exchange of contracts. Please also be aware that
services have been switched off/discharged/drawn
expressly in interest in this property or made a formal offer.
In addition, purchasers will be asked to provide proof of
their ability to fund the purchase and identify to provide proof of
comply with money laundering regulations and we ask
for your co-operation in order to avoid delay in agreeing
the sale.

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

0117 9328165

Get in touch to arrange a viewing!

Like what you see?



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





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	

