Blue Sky
SALES • LETTINGS • MANAGEMENT

# Apartment 4 Cadbury Gardens Cadbury Heath Road, Bristol, BS30 8FH

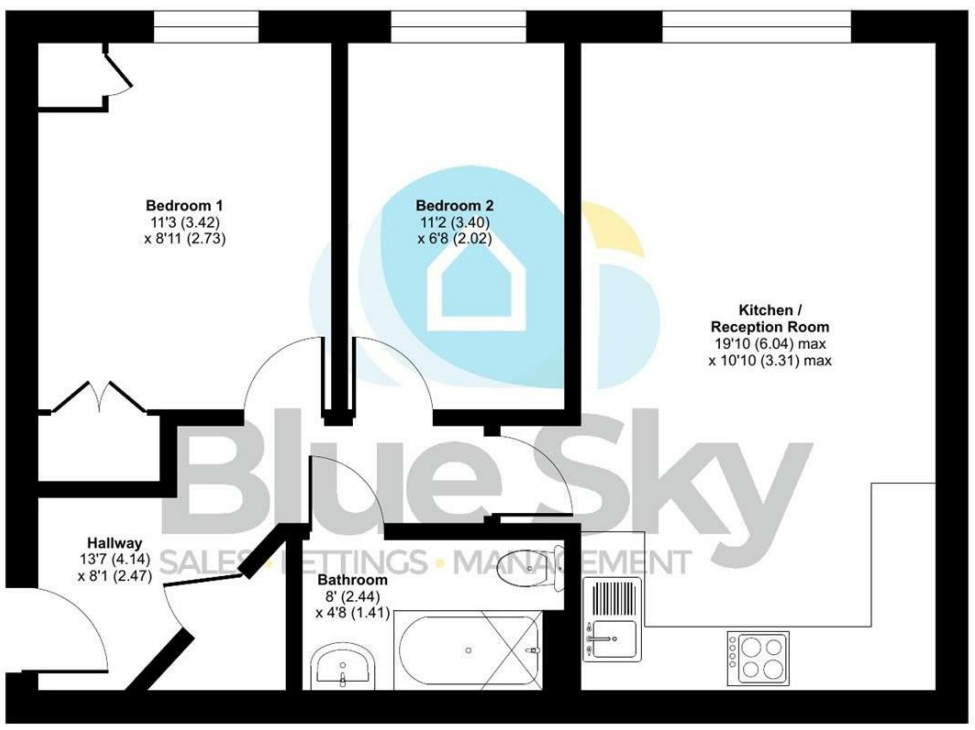
## Offers In Excess Of £180,000



## Cadbury Heath Road, Bristol, BS30

Approximate Area = 544 sq ft / 50.5 sq m

For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1494917

Blue Sky
SALES • LETTINGS • MANAGEMENT

## Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165
info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties and get lots of help at;

www.bluesky-property.co.uk

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/drained 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.



2 1 1 C

Council Tax Band: B | Property Tenure: Leasehold

BEAUTIFUL GROUND FLOOR APARTMENT!! Located on Cadbury Heath Road in the popular area of Cadbury Heath, Bristol, this delightful ground floor apartment offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious hall which leads to an open plan lounge, dining, and kitchen area that creates a warm and inviting atmosphere. This layout not only maximises space but also encourages a sociable environment, perfect for entertaining guests or enjoying quiet evenings at home. The modern bathroom adds a touch of luxury, ensuring that your daily routines are both comfortable and stylish. The two bedrooms complete the accommodation. The apartment benefits from secure gated access to a residents' car park, providing peace of mind and convenience for those with vehicles. Additionally, the communal garden offers a lovely outdoor space for relaxation or socialising with neighbours. Situated in a popular area, this property is conveniently close to a variety of amenities and ring road connections. Call today to arrange your viewing!





## Entrance Hall
**13'7 x 8'1 (4.14m x 2.46m)**
Door to apartment from communal hall, entry phone system, coved ceiling, radiator, storage cupboard with fuse board, Nuair extractor system.

## Lounge/Diner/Kitchen
**19'10 max x 10'10 max (6.05m max x 3.30m max)**
Double glazed window to front, radiator, coved ceiling, tiled floor to kitchen area, wall and base units with worktops over, tiled splash backs, gas hob, electric oven, cooker hood, space for fridge, space for freezer, space for washing machine, sink and drainer.

## Bedroom One
**11'3 x 8'11 (3.43m x 2.72m)**
Double glazed window to front, radiator, airing cupboard housing gas combination boiler, fitted wardrobe, coved ceiling.

## Bedroom Two
**11'2 x 6'8 (3.40m x 2.03m)**
Double glazed window to front, radiator, part coved ceiling.

## Bathroom
**8' x 4'8 (2.44m x 1.42m)**
W.C, wash hand basin, tiled walls and tiled flooring, enclosed bath with shower over and shower screen, shaver point, heated towel rail, coved ceiling, extractor fan.

## Parking
One allocated parking bay, bay 4.

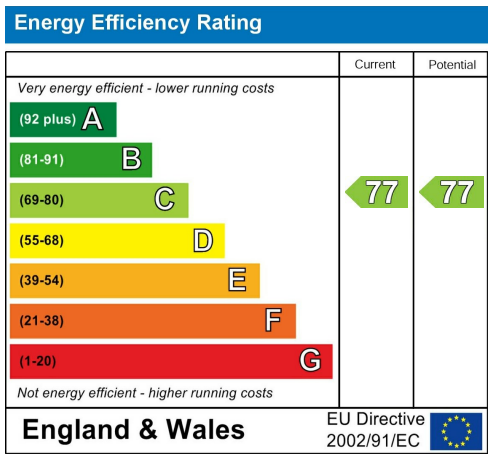
## Communal Area
Communal bin store and communal garden for use of the residents. Secure gates to residents carpark and pedestrian gate to road. Visitors parking bays on site.

## Agent Note
The vendor has advised there are 978 years remaining on the lease. There is no annual ground rent charge and annual service charge is £1543.50. The service charge is reviewed yearly.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









The Property Ombudsman

arla | propertymark PROTECTED

naea | propertymark PROTECTED