

**Poplar Fields, Warmley, Bristol, BS30**  
 Approximate Area = 505 sq ft / 46.9 sq m  
 For identification only - Not to scale

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/draind 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.

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**Like what you see?**



**1 Poplar Fields, Warmley, Bristol, BS30 5LB**  
**£220,000**





Council Tax Band: A | Property Tenure: Leasehold

**NO CHAIN!** Located in the popular area of Warmley, Bristol, this delightful two-bedroom apartment offers a perfect blend of comfort and convenience. With its own private entrance, this well-presented flat welcomes you into a warm and inviting space, ideal for both first-time buyers and those looking to downsize. The property boasts a spacious reception room, providing a lovely area for relaxation and entertaining and modern kitchen. The two bedrooms are thoughtfully designed, ensuring ample space for rest and personalisation. The bathroom is well-appointed, catering to all your daily needs. One of the standout features of this apartment is the private garden, a serene outdoor space perfect for enjoying a morning coffee or hosting summer gatherings. Additionally, the property includes a designated parking bay, offering the convenience of off-street parking in this popular location. Situated close to local schools and a variety of amenities, this apartment is ideally positioned. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to own this charming flat in a sought-after area of Bristol.



**Entrance Hall**

Double glazed door to front, stairs to first floor landing, fuse board.

**Lounge/Diner**

15'5" x 9'10" (4.70m x 3.00m )  
Double glazed window to front, radiator.

**Kitchen**

9'5" x 6'5" (2.87m x 1.96m)  
Double glazed window to front, wall and base units with worktops over, splashbacks, spotlights, cooker hood, electric oven, gas hob, sink and drainer, space for fridge/freezer, space for washing machine.

**First Floor Landing**

Double glazed window to side, radiator, loft access.

**Bedroom One**

13'1" x 8'6" (3.99m x 2.59m)  
Double glazed window to rear, radiator.

**Bedroom Two**

8'6" x 6'3" (2.59m x 1.91m)  
Double glazed window to rear, radiator, wall mounted gas combi boiler.

**Bathroom**

Radiator, extractor fan, W.C, wash hand basin with vanity, enclosed bath with shower over, UPVC panel walls.

**Garden**

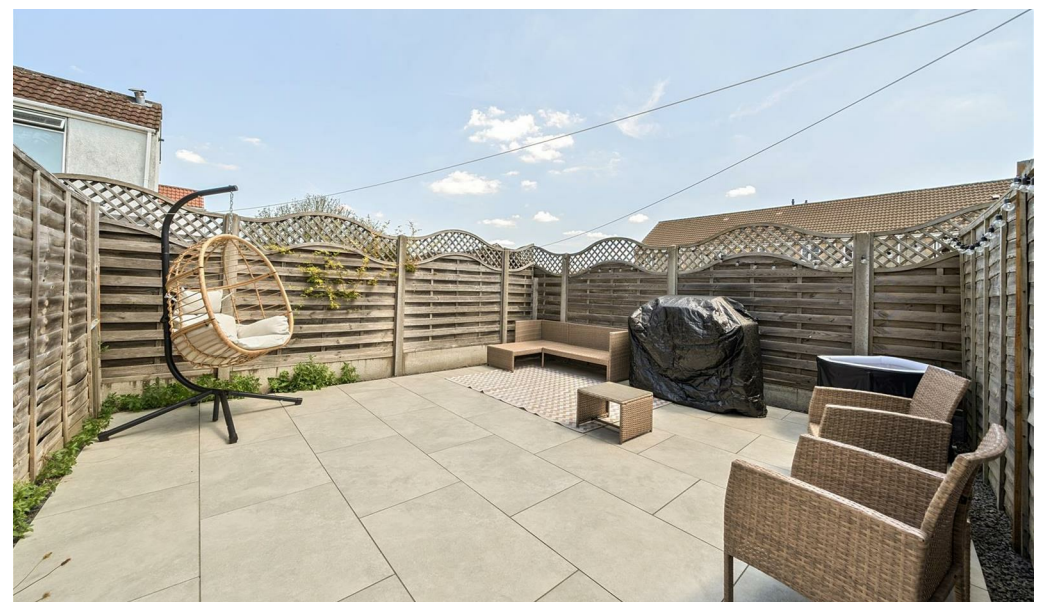
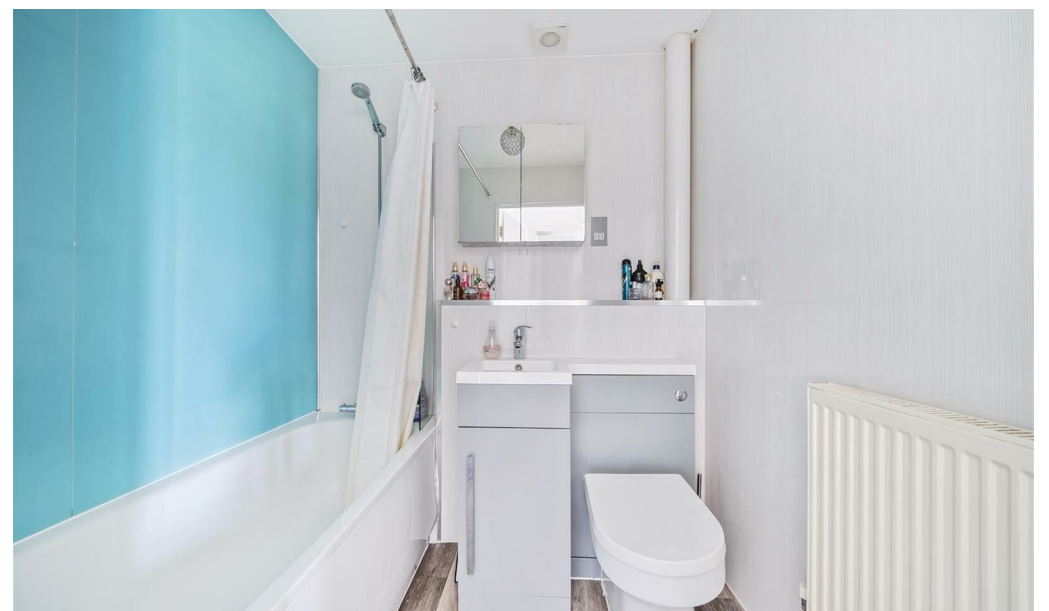
Gated garden, laid to patio.

**Parking**

Parking for one car, bay numbered 1.

**Agent Note**

The vendor has advised the lease length remaining is 976 years. There is no ground rent or service charges paid.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(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	

