



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 in our 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/drailed 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

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28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

t: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Flat 55 Midland Mews Waterloo Road, Old Market, Bristol, BS2 0PL

£1,100 PCM



Council Tax Band: A | Property Tenure:

FANTASTIC FIRST FLOOR ONE BEDROOM APARTMENT IN THE EVER POPULAR OLD MARKET AREA!! Located just 10 mins walk from the City Centre, this property offers great access to Temple Meads train station and Cabot Circus shopping Centre. The property is neutrally decorated throughout and comprises; Entrance Hall, Open Plan Lounge/Kitchen/Diner, double bedroom and a white bathroom suite with a shower over the bath. The Kitchen has integrated appliances including; a tall fridge/freezer, washing machine, oven and electric hob. Further benefits include: low council tax band A, double glazing and a secure bike store within the development. Offered Unfurnished! Available beginning of August 2026 ! No Smokers, Students, Sharers or children.

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

AWARD WINNING AGENT



Communal Entrance

Hallway

5'9" x 3'4" (1.75 x 1.02)
 Telecom entry phone system.

Bedroom

9'10" x 13'4" (3.00 x 4.06)
 Access to the Juliette balcony.

Bathroom

8'5" narrows to 5'4" x 5'8"
 (2.59 narrows to 1.65 x 1.75)
 Three piece white bathroom suite of bath with shower above, wash hand basin & W.C. Airing cupboard housing water tank.

Kitchen/Lounge/Diner

21'4" x 11'9" (6.50 x 3.58)
 Kitchen includes the following integrated appliances: electric oven and

hob with extractor hood above, fridge/freezer and washer/dryer. Access to Juliette balcony.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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	

