



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

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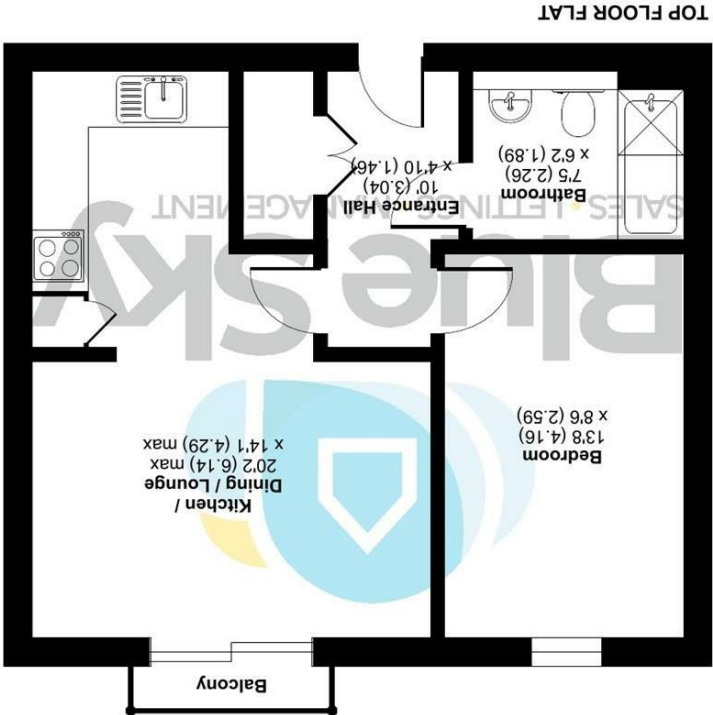
Don't forget to register and stay ahead
of the crowd.

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/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.

Approximate Area = 467 sq ft / 43.4 sq m
For identification only - Not to scale

Fishponds Road, Fishponds, Bristol, BS16



TOP FLOOR FLAT



Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN! Nestled in the vibrant area of Fishponds, Bristol, this fantastic top-floor one-bedroom apartment on Fishponds Road offers a delightful living experience. With no onward chain, this property presents an excellent opportunity for first-time buyers or those seeking a low-maintenance home. Upon entering, you are welcomed into a spacious entrance hall. The open-plan lounge/diner/kitchen offers a spacious and inviting atmosphere perfect for both relaxation and entertaining. The well-designed layout ensures that natural light floods the space, enhancing the overall warmth and comfort of the apartment. From the lounge, step out onto your balcony, where you can enjoy the view! The apartment features a well-appointed bedroom, providing a peaceful retreat, along with a modern bathroom. The property boasts an allocated parking space accessed via the secure gates into the development. Location is ideal as local amenities are close by, as well as good road/motorway links and access to the city centre. Sure to be popular, call today to arrange your viewing!



Entrance Hall

10' x 4'10 (3.05m x 1.47m)
Door to flat, entry phone system, electric heater, wood effect flooring, storage cupboard (housing hot water tank, plumbing for washing machine, fuse board, extractor system for kitchen and shower room).

Lounge/Diner/Kitchen

20'2 max x 14'1 max (6.15m max x 4.29m max)
Double glazed window and double glazed patio doors Juliette Balcony, wood effect flooring to lounge/diner, electric heater, wall and base units, worktops, sink and drainer, electric hob and oven, cooker hood, splash backs, integrated fridge/freezer, integrated dishwasher, tiled flooring to kitchen side.

Bedroom

13'8 x 8'6 (4.17m x 2.59m)
Double glazed window to rear, electric heater.

Bathroom

7'5 x 6'2 (2.26m x 1.88m)
Enclosed bath with shower over, shower screen, W.C, part tiled walls, wash hand basin with vanity unit, heated towel rail, extractor fan, spotlights, shaver point, tiled flooring.

Parking

One allocated parking space in the gated residents car park. Bay 2, which is located by the rear communal door.

Communal Areas

Communal secure bike store and communal bin store, located opposite the rear communal door.

Agents Note

The vendor has advised the lease length remaining is 978 years. The current annual ground rent is £250 and the current annual service charge is £1,321.62, the service charge includes buildings insurance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	84
England & Wales	EU Directive 2002/91/EC	

