

Approximate Area = 551 sq ft / 51.1 sq m
 For identification only - Not to scale



Roman Way, Hanham, Bristol, BS15

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 this guide to room layout and design, items shown in photographs are NOT included in the sale unless specifically mentioned. 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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Get in touch to arrange a viewing!
Like what you see?



17 Roman Way, Hanham, Bristol, BS15 3FG
Offers In Excess Of £220,000





Council Tax Band: A | Property Tenure: Leasehold

WOW WOW WOW! NO CHAIN! Welcome to this stunning one-bedroom apartment located on Roman Way in the desirable eco village of Hanham, Bristol. This modern property offers a perfect blend of comfort and style, making it an ideal choice for individuals or couples seeking a contemporary living space. As you enter the apartment, you are greeted by a spacious hall, the open plan lounge, dining and kitchen area creates a warm and inviting atmosphere and offers access to your very own balcony! The layout is perfect for entertaining guests or enjoying a quiet evening at home. The bedroom is generously sized, providing a peaceful retreat for rest and relaxation, the bedroom also boasts access to the balcony. The apartment also features a well-appointed bathroom, designed with modern fixtures and finishes to ensure your comfort. Additionally, the apartment comes with parking for one vehicle, a valuable convenience in this sought-after location. Living in the eco village means you will be part of a community that values sustainability and green living, making it an attractive option for those who appreciate an environmentally friendly lifestyle. This spacious accommodation is not to be missed, offering a unique opportunity to reside in a vibrant and friendly neighbourhood. Call today!



Communal Entrance

Door to building and communal hall, stairs leading to first floor. Door leading inner communal hall and door to property.

Entrance Hall

17'9 x 3'6 (5.41m x 1.07m)
Door to hall, shoe rack cupboard, entry phone system, wood effect flooring, storage cupboard (housing fuse board, Vent Axia system, power point).

Lounge/Diner/Kitchen

25'10 x 10'9 max (7.87m x 3.28m max)
Double glazed door and window to balcony, two electric heaters, wood effect flooring, double glazed window to rear, electric fire, air vent. A range of wall and base units with worktops over, splashbacks, sink and drainer, space for slimline dishwasher, integrated fridge/freezer, electric hob and oven, cooer hood, tall cupboard, space for washing machine (grey water for washing machine).

Balcony

10'8 x 6'11 (3.25m x 2.11m)
Enclosed, door to kitchen/diner/lounge and door to bedroom.

Bedroom

12'7 x 10'3 (3.84m x 3.12m)
Double glazed window to front, outside shutter, double glazed door to balcony, electric heater, fitted wardrobes with lights and sliding doors, air vent.

Bathroom

9'6 x 6'4 (2.90m x 1.93m)
Wash hand basin, W.C. enclosed bath with shower over, shower screen, airing cupboard (housing hot water tank and air vent), wood effect flooring, heated towel rail, shaver point, air vent, part tiled walls.

Parking

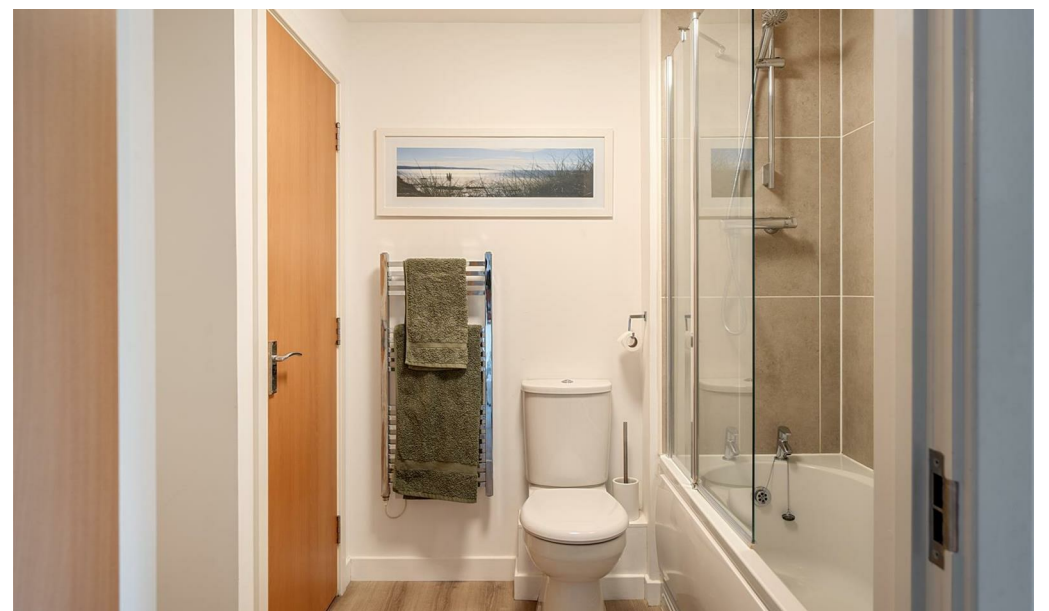
Parking for one car, number 17. Located opposite the building.

Communal Areas

Bin store to left of communal door, bike store located in bin store. Communal grounds and play area on site.

Agent Note

The vendor has advised there are 985 years remaining on the lease. The annual service charge is approx £2,283.84 and the annual ground rent charges is £1. The service charge is reviewed yearly.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

