

Reception Room
19'10 (6.04) max
x 10'10 (3.31) max

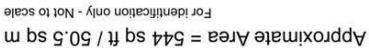
Kitchen
11'2 (3.40)
x 8'20 (2.02)

Bedroom 1
11'3 (3.42)
x 8'11 (2.73)

Bedroom 2
11'2 (3.40)
x 8'20 (2.02)

Bathroom
8' (2.44)
x 4'8 (1.41)

Hallway
13'7 (4.14)
x 8'1 (2.47)



Approximate Area = 544 sq ft / 50.5 sq m



Like what you see?

Get in touch to arrange a viewing;

☎ t: 0177 9328165

info@bluesky-property.co.uk

28 Ellacombe Road, Bristol, BS30 9BA

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

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 particular plans provided you with a fair and reliable description of the property. However, these details are and any anything we've said about the property, are not part of an offer or a contract, and we can't guarantee their accuracy. All measurements given are approximate and are provided as a guide only. In general, photographs are included in the sale of the property, but not specifically mentioned, however, they are available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed. We don't make any warranty for the services, as you can see, as stated they are offered on an "as seen, basis". We recommend you carry out your own independent checks on the status of the property as far as the working order and condition, prior to exchange of contracts. Please also be aware that if services have been changed or replaced, you will need to provide a written statement of the changes, if you wish to express an interest in this property or make a formal offer, you need to come through us for all the negotiations. In understanding purchases, we will be asked to provide a good reference to their ability to fund the purchase and identification to comply with the money laundering guidelines. We ask you to co-operate in order to avoid any delay in agreeing the sale.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		

