

Approximate Area = 853 sq ft / 79.2 sq m  
For identification only - Not to scale

**Waterloo Road, Bristol, BS2**

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, 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.

**The Important Bit**

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

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Get in touch to arrange a viewing!

Like what you see?



**Flat 5 Lawford Mews Waterloo Road, Old Market, Bristol, BS2 0PN**  
**Offers In Excess Of £220,000**





Council Tax Band: C | Property Tenure: Leasehold

**NO CHAIN!! PARKING BAY!!** Blue Sky are delighted to offer for sale this fantastic two bedroom ground floor apartment located in the gated development of Lawford Mews in Old Market. This property is ideally located close to local amenities in the area as well as the city centre and Cabot Circus. The vendor has maintained this spacious home to a high standard, all set to move into! The accommodation comprises: communal entrance to the building, entrance hall to the apartment, open plan kitchen/lounge/diner with Juliet balcony, bedroom two, bathroom and bedroom one with en-suite bathroom. Further benefits include double glazing, electric heating and an allocated parking bay in the secure carpark. A must view, call today to arrange your viewing!!



**Entrance Hall**

Door to hall, entry phone system, electric heater, L shape, storage cupboard housing hot water tank and fuse board.

**Lounge/Diner/Kitchen**

26'5 max x 18'1 max (8.05m max x 5.51m max)

Two double glazed doors to front with Juliet balcony, two electric heaters, 1 1/2 bowl sink with drainer, wall and base units with worktops over, tiled splash backs, integrated fridge/freezer, cooker hood, electric hob and oven, integral washing machine.

**Bedroom One**

14'8 max x 8'8 max (4.47m max x 2.64m max)

Double glazed window to front, electric heater, door to en-suite.

**En-Suite (Bedroom One)**

8'10 x 5'1 (2.69m x 1.55m)

W.C, wash hand basin, part tiled walls, spotlights, extractor fan, heated towel rail, shower screen, enclosed bath with shower over.

**Bedroom Two**

12'8 max x 10'5 max (3.86m max x 3.18m max)

Double glazed window to front, electric heater.

**Bathroom**

8'10 x 6'11 (2.69m x 2.11m)

W.C, wash hand basin, spotlights, extractor fan, heated towel rail, enclosed bath with shower over, shower screen, part tiled walls.

**Parking**

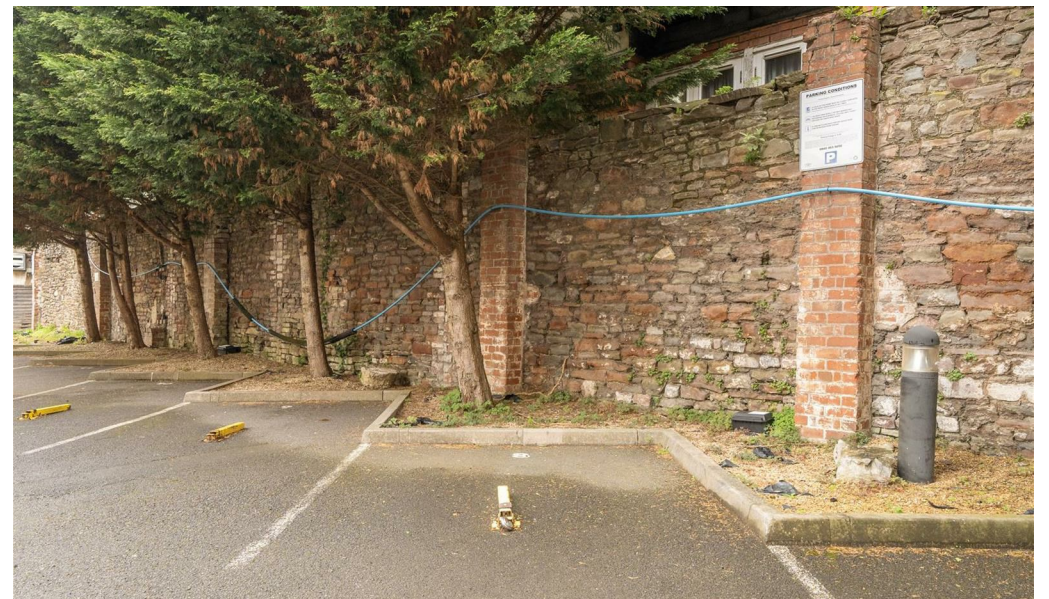
One allocated parking bay in the residents secure carpark.

**Communal Area**

Communal bin store for use of the residents.

**Agent Note**

The seller has advised the lease length remaining is approx 106 years for the property and parking bay, the ground rent is approx £200 per year, the parking bay ground rent is approx £50 per year, service charge is approx £2,300 per year.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

