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Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

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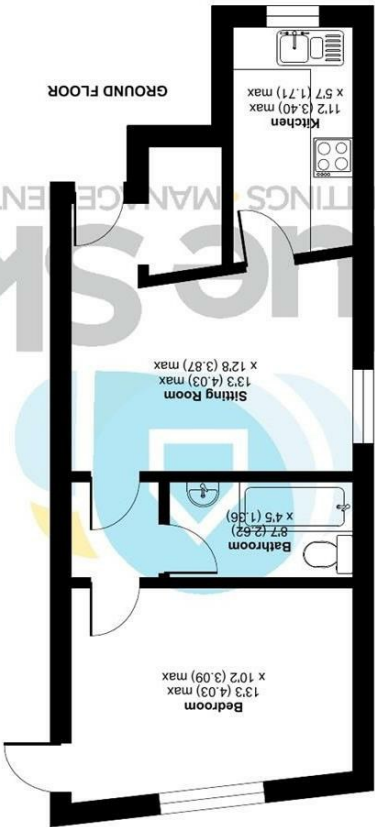
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of the crowd.

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 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.

Stackpool Road, Bristol, BS3
Approximate Area = 425 sq ft / 39.5 sq m
For identification only - Not to scale





Council Tax Band: A | Property Tenure: Leasehold

SUPERB LOCATION!! Nestled on Stackpool Road in the vibrant area of Southville, Bristol, this charming one-bedroom ground floor apartment offers a delightful blend of comfort and convenience. The property features a spacious lounge/diner, perfect for relaxing or entertaining guests, alongside a well-appointed kitchen that caters to all your culinary needs. The double bedroom provides a peaceful retreat, while the bathroom is designed for both functionality and style. Offering access to shared garden, an ideal spot for enjoying the outdoors, as well as shared parking facilities for added convenience. This apartment is ideally situated close to a variety of amenities, including shops, cafes and bars, making it easy to enjoy the lively local culture. Additionally, the nearby river walks offer an added bonus to this location and the city centre is just a short distance away, providing access to all that Bristol has to offer. This property is perfect for individuals or couples seeking a comfortable home in a thriving community. Don't miss the opportunity to make this lovely apartment your own.



Lounge/Diner

13'3 max x 12'8 max (4.04m max x 3.86m max)
Under stairs storage area with light, door to communal hall, double glazed window to side, radiator.

Kitchen

11'2 max x 5'7 max (3.40m max x 1.70m max)
Double glazed window to front, wall mounted gas combination boiler, wall and base units worktops over, UPVC splash backs, one and a half bowl sink and drainer, space for fridge, space for washing machine, electric hob and oven, cooker hood, wood effect flooring, radiator.

Inner Hall

Doors to bedroom, bathroom and lounge/diner. Wall mounted fuse board.

Bedroom

13'3 max x 10'2 max (4.04m max x 3.10m max)
Double glazed window to rear, radiator, UPVC door to shared courtyard garden, electric heater.

Bathroom

8'7 x 4'5 (2.62m x 1.35m)
W.C, heated towel rail, wash hand basin, wood effect flooring, extractor fan, enclosed bath with shower head off taps, part UPVC panels to walls.

Shared Driveway

Shared driveway parking to rear of the property.

Shared Courtyard

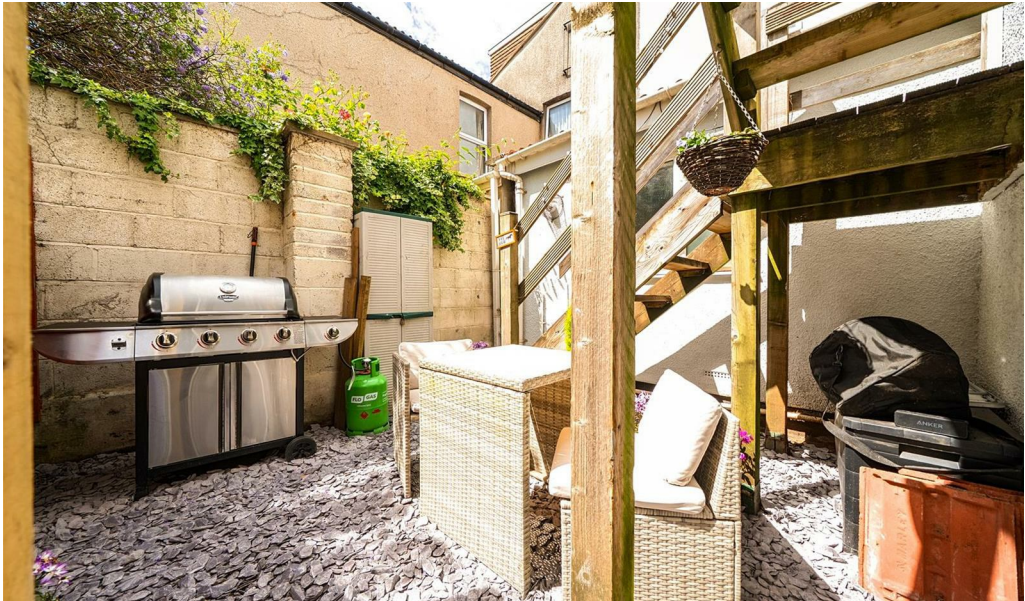
Gate to shared driveway, decorative gravel.

Communal Area

Gated access to communal front door to building, bin store area.

Agents Note

The vendor has advised the lease length remaining is 961 years. The annual ground rent is £15. The service charge is £1,140 per year, this includes the ground rent charge and buildings insurance. The service charge is reviewed every year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	77
(81-91) B		
(69-80) C		
(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 

