



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

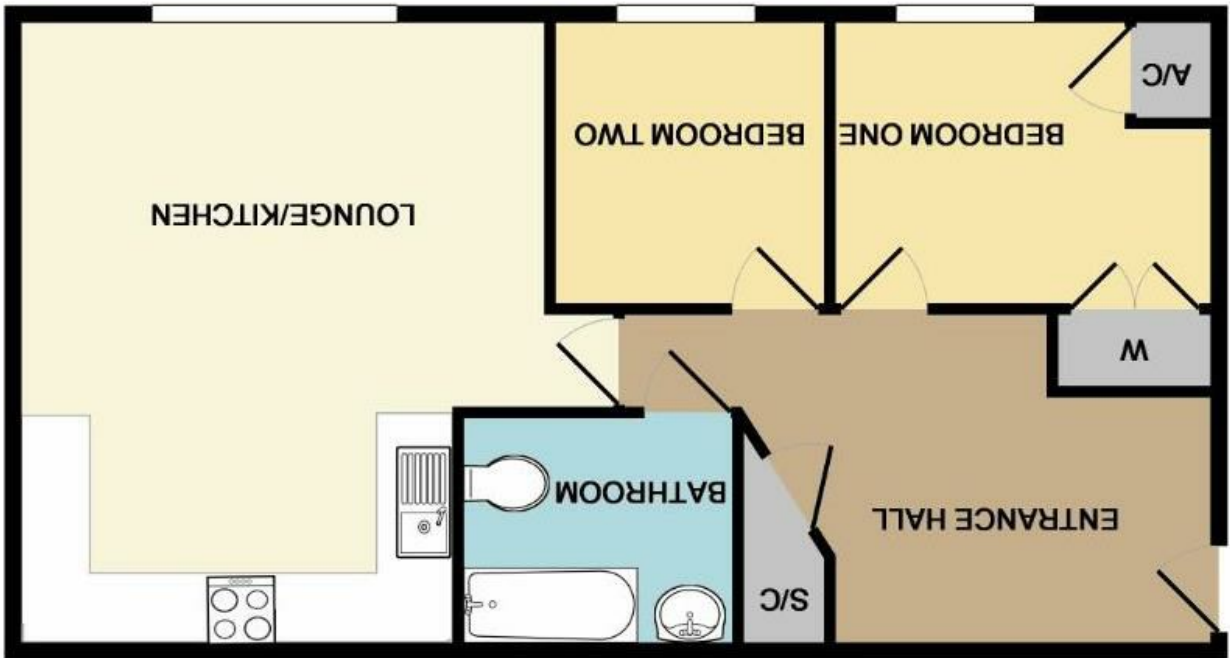
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Don't forget to register and stay ahead
of the crowd.

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.



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Flat 6, Cadbury Gardens Cadbury Heath Road, Warmley, Bristol, BS30 8FH

£1,100 PCM



Council Tax Band: B | Property Tenure:

FANTASTIC GROUND FLOOR APARTMENT!! ALLOCATED PARKING BEHIND SECURE GATES !! TWO BEDROOMS!! CLOSE TO AMENITIES!! Offered for rent is this fantastic two bedroom ground floor apartment located in the ever popular area of Warmley. The accommodation comprises: entrance hall with storage cupboard, open plan lounge/modern fitted kitchen with white goods, master bedroom with built in wardrobe, bedroom two and shower room. Externally the property offers a parking bay behind electric gates. Sure to attract quick interest, call today to arrange your viewing!! OFFERED UNFURNISHED & AVAILABLE JUNE 8TH ! Not suitable for smokers, students or pets.

Council Tax Band: B
Holding Deposit 1 week : £253.85
Dilapidations Deposit 5 weeks : £1269.23

AWARD WINNING LETTINGS AGENT.



Entrance Hall
6'0" x 12'11" (1.83 x 3.96)

Lounge/Kitchen
19'7" x 13'7" (5.99 x 4.16)
Cooker, hob and extractor fan, fridge/freezer, dishwasher and washer/dryer.

Shower Room
8'0" x 4'7" (2.46 x 1.42)

Bedroom One
11'1" x 8'4" (3.38 x 2.56)

Bedroom Two
11'1" x 7'3" (3.4 x 2.21)



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	

