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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/drained 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.

**Blue Sky**
SALES • LETTINGS • MANAGEMENT

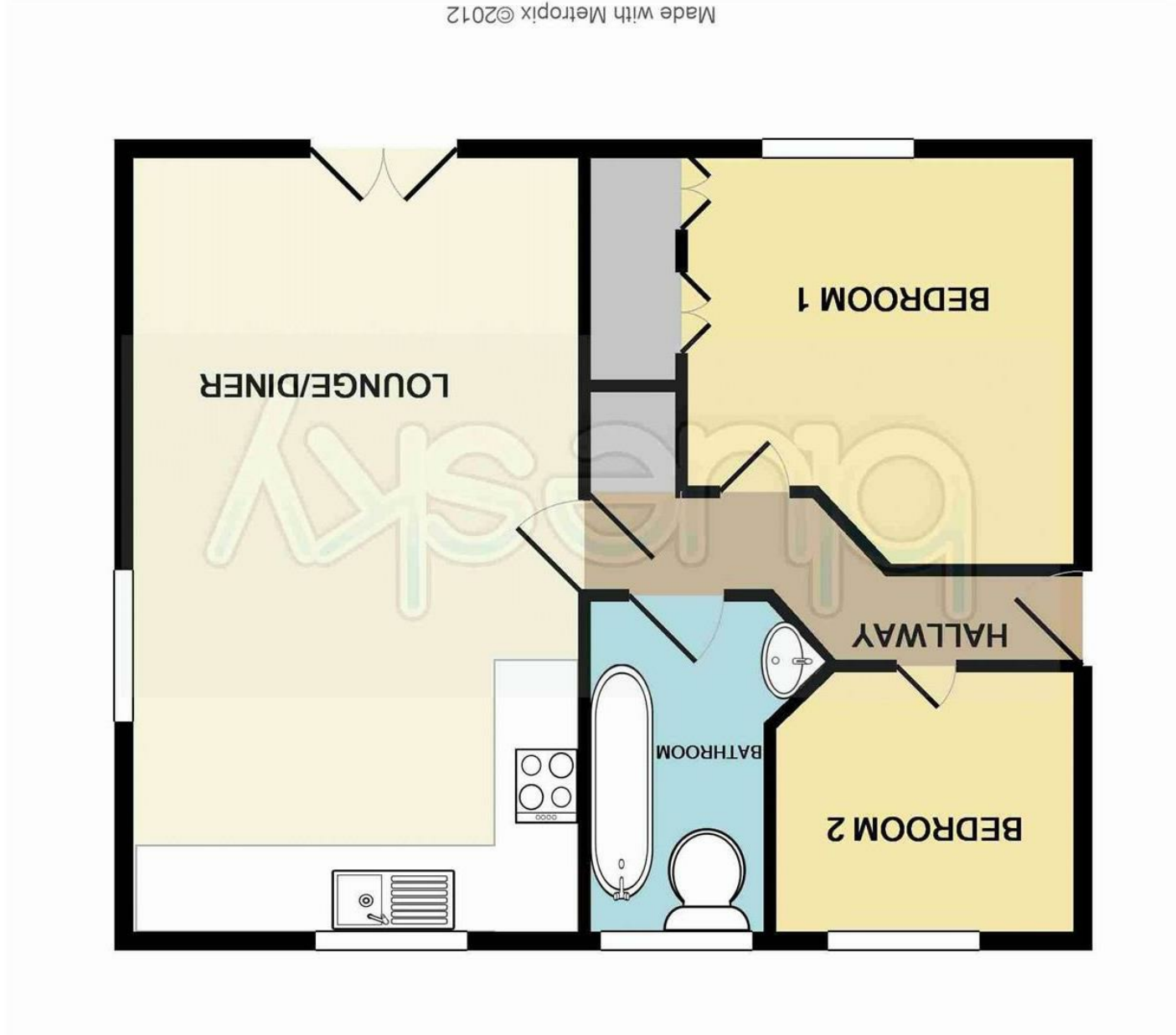
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Council Tax Band: B | Property Tenure:

FANTASTIC SECOND FLOOR APARTMENT!! TWO BEDROOMS!! PARKING!! This property offers easy access to the city centre whilst being surrounded by beautiful open green spaces including Troopers Hill and The Avon Valley Nature Reserve. Located in the ever popular Crews Hole Road area!! This spacious property with its stunning views of the river really is a must see. The property comprises; Hallway leading to a large lounge/diner incorporating a juliet balcony and an open plan fitted kitchen, two double bedrooms, and a modern white bathroom suite with a shower over the bath. The property also benefits from an allocated parking space. Offered unfurnished and available Middle of February 2026!! Not suitable for pets, smokers or students!!

Council Tax Band: B
Holding Deposit 1 week : £276.92
Dilapidations Deposit 5 weeks : £1384.61
AWARD WINNING LETTING AGENT.



Lounge/Diner/Kitchen

10'2" x 6'5" (3.12 x 1.96)
Oven, hob & extractor fan,
washing machine and
fridge/freezer.

Bedroom One

11'6" x 9'6" (3.51 x 2.92)

Bedroom Two

11'5" x 10'2" (3.48 x 3.12)

Bathroom

6'3" x 6'5" (1.91 x 1.98)

Parking Space



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

