

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/drainaged 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!

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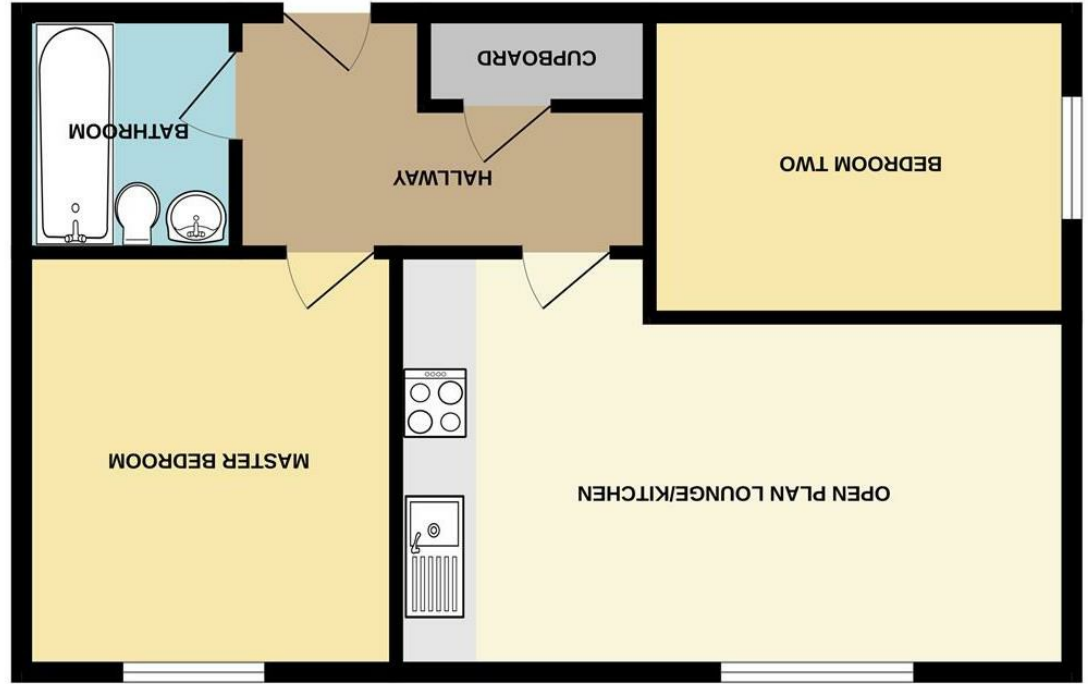
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Get in touch to arrange a viewing!

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GROUND FLOOR



91 Elmtree Way, Kingswood, Bristol, BS15 1FF

£1,300 PCM



Council Tax Band: B | Property Tenure:

TWO BEDROOM MODERN APARTMENT! PARKING! Immaculately presented two-bedroom first floor apartment in Kingswood. This property is situated close to the vibrant Kingswood High Street and the tranquil Southey Park. The property consists of hallway; open plan Lounge / Kitchen with integrated fridge/freezer and washing machine; two double bedrooms and a modern three piece suite bathroom with shower over the bath. Further benefits : Secure video phone entry system and allocated parking space. Offered to the market on a unfurnished basis and available 14th August 2026!.. Not suitable for smokers, students or sharers. Ideal home for single tenant or couple.

Council Tax Band: B
 Holding Deposit: £300
 Dilapidations Deposit: £1500

AWARD WINNING LETTING AGENT



Hallway

11'03 x 6'02 max (3.43m x 1.88m max)

Lounge / Kitchen

11'10 x 19'02 (3.61m x 5.84m)
 Including integrated fridge / freezer and washing machine

Bedroom One

11'10 x 10'06 (3.61m x 3.20m)

Bedroom Two

11'08 x 8'07 (3.56m x 2.62m)

Bathroom

7'04 x 6'00 (2.24m x 1.83m)
 Comprising of three piece white suite with WC, wash hand basin and bath with shower over

car parking space



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	

