



Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

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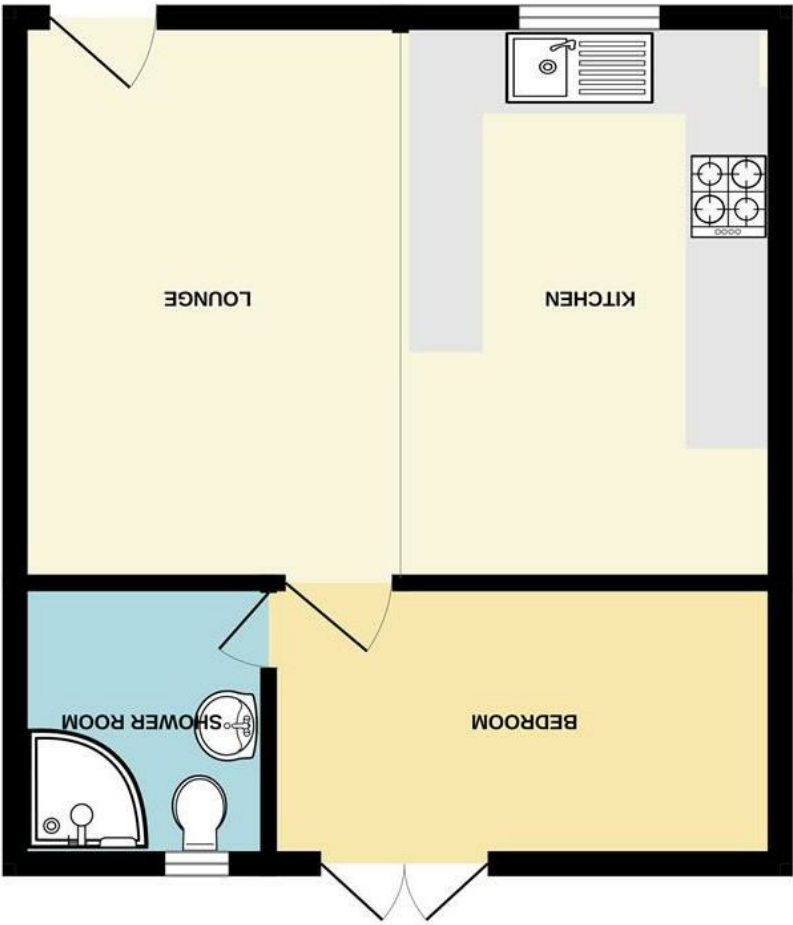
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Don't forget to register and stay ahead of the crowd.

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.

GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.





Council Tax Band: A | Property Tenure:

NEWLY REFURBISHED !! ONE BEDROOM GROUND FLOOR FLAT!! ENCLOSED REAR GARDEN!! PARKING !! OFFERED UNFURNISHED!! AVAILABLE NOW!! LOW COUNCIL TAX BAND - A!! Blue Sky are pleased to offer for rent this one bedroom ground floor flat tucked away at the end of a cul-de-sac on Kingsmead Walk in Speedwell. The accommodation comprises; open plan lounge / kitchen with integrated electric oven and gas hob double bedroom and shower room. Further benefits include; a private rear garden, uPVC double glazing and gas central heating. Ideally suited to a single applicant or couple!! Not suitable for students, sharers, children, or smokers!!

Council Tax Band: A
Holding Deposit 1 week : £229.61
Dilapidations Deposit 5 weeks : 1148.07

AWARD WINNING LETTING AGENT.



Lounge Area
12'07 x 7'05 (3.84m x 2.26m)

Kitchen Area
11'10 x 6'02 (3.61m x 1.88m)
Incorporating a electric oven,
gas hob and extractor

Bedroom
12'05 x 7'04 (3.78m x 2.24m)

Shower Room
6'08 x 6'01 (2.03m x 1.85m)
Comprising of shower
cubicle, WC and wash hand
basin

Parking & Garden
Parking to the front
(driveway being done Mid
August)

Fence and garden will be
completed end of August



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		
England & Wales	EU Directive 2002/91/EC	

