

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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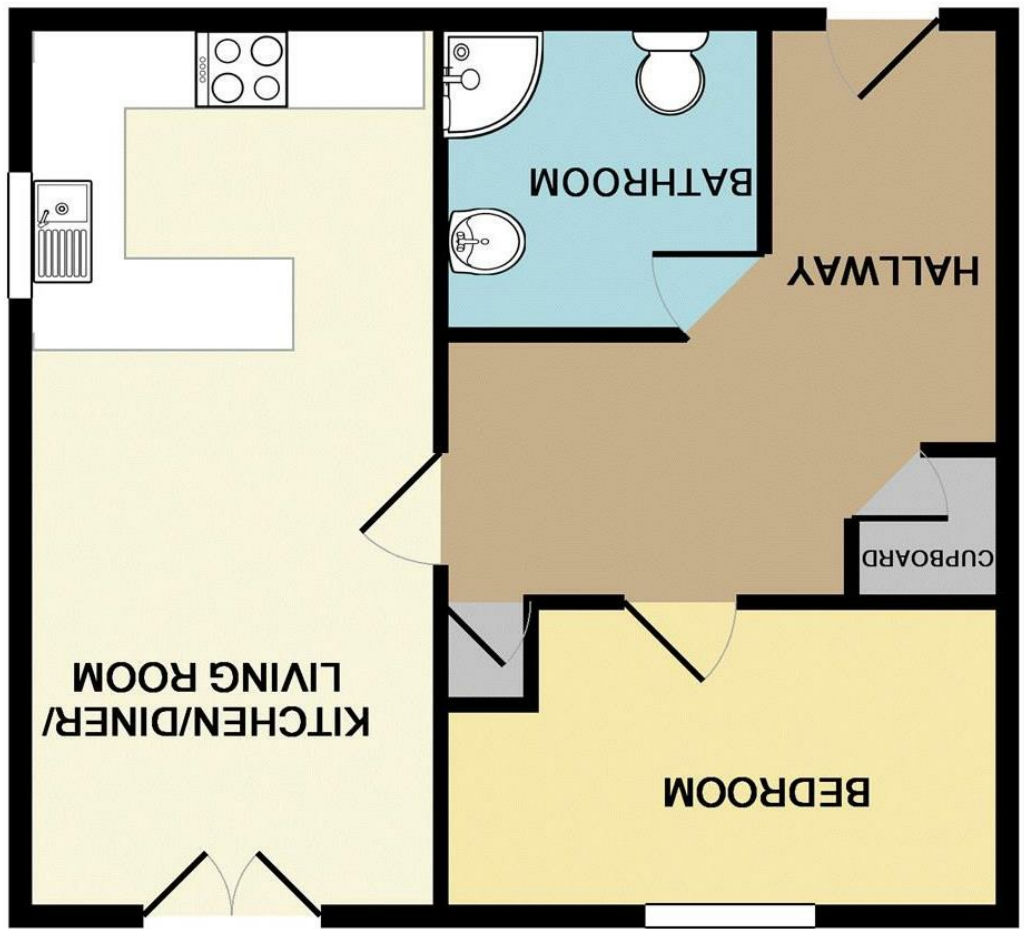
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Get in touch to arrange a viewing!

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27 Jenner Boulevard, Emersons Green, Bristol, BS16 7JZ

£795 PCM





Council Tax Band: B | Property Tenure:

FANTASTIC MODERN/LOW MAINTENANCE APARTMENT LOCATED IN THE EVER POPULAR LYDE GREEN AREA!! This one bedroom apartment is set within a popular purpose built development. Located on the top floor, the property boasts great views including a picturesque lake. Internally you are greeted by a broad hallway with two wardrobe storage cupboards and an intercom system which leads into a compact but very practical kitchen/lounge. The kitchen area comprises a modern fitted kitchen with the following integrated appliances; oven and hob with an extractor fan, fridge freezer and washing machine. The lounge area has French doors. In addition, the hallway gives access to the double bedroom and a shower room comprising; low level W.C, wash basin, bathroom cabinet and stand alone shower cubicle. The property also benefits from gas central heating, double glazing and an allocated parking space!! Situated in Lyde Green the property allows easy access to the M4/5/32 motorway networks as well as the A4174 ring road. Offered unfurnished and available 26th July!! Ideally suited to a single working professional/professional couple. No pets, sharers, smokers or students!! AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Lounge/Kitchen/Dining Room

18'4" x 8'10" (5.612 x 2.697)

18'4" narrowing to 7'9"

8'10" widening to 10'5"

Integrated; oven, hob, extractor fan, washing machine and fridge/freezer.

Bedroom

9'5" x 8'4" (2.882 x 2.544)

Shower room

5'1" x 5'10" (1.555 x 1.795)



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

