



73 Handford Way, Longwell Green, Bristol, BS30 9XF
£550 PCM



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

See all of our amazing properties
and get lots of help at!

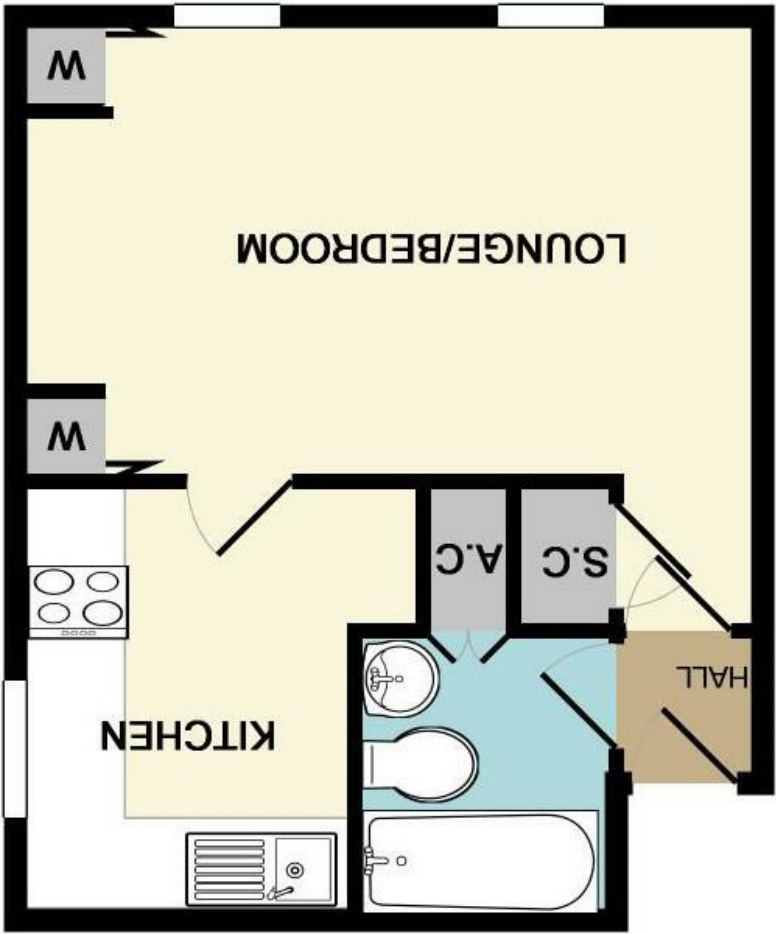
🌐 www.bluesky-property.co.uk

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/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.

Made with Metropix ©2016





Council Tax Band: A | Property Tenure:

Unfurnished GROUND FLOOR Studio Apartment with PARKING in an popular quiet location, the property is well placed for access to Bristol and Bath with the Bath Junction of the M4 close by. Abbeywood and the MOD is also within easy reach alos close to Bus routes and amenities. The property comprises of : Living area with pull down bed and fitted wardrobe, fitted kitchen with oven, bathroom with shower over Bath, electric heating and private parking. Low council Tax Band A. Available 28th August 2020!! Would suit single professional person. Not Suitable for pets or smokers. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Entrance Hall
3'1" x 3'3" (0.94 x 0.99)

Bathroom
6'1" x 5'6" (1.85 x 1.68)
Includes W.C, wash hand basin, enclosed bath with shower over.

Lounge/Bedroom

Kitchen
9'2" x 7'2" (2.79 x 2.18)
Includes oven and hob.

Washing machine and fridge / freezer option of purchasing.

Parking
Parking for one car in car park, bay 73.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

