



Flat 4 Matrow Court 2 High Street, Warmley, Bristol, BS15 4ND
Offers In Excess Of £160,000



Like what you see?

Get in touch to arrange a viewing!

📞 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!

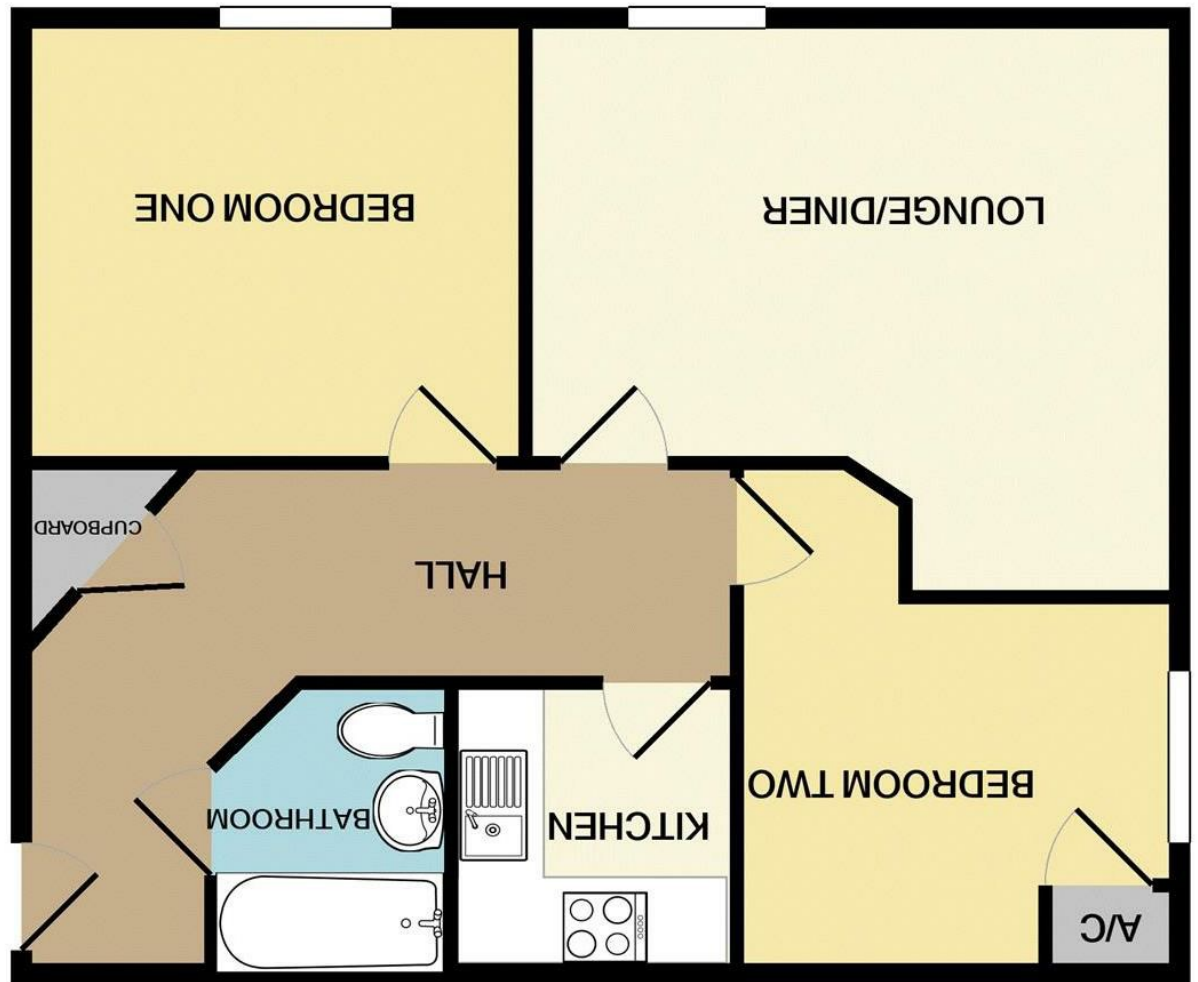
🌐 www.bluesky-property.co.uk

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/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.

Made with Metropix ©2020





Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN! This first floor modern and contemporary apartment is really rather special. Located in the heart of Warmley the light and stylish accommodation offers; communal hallway with video entry system, entrance hallway with storage, lounge/diner, separate kitchen with integrated appliances, bathroom with shower over the bath and two bedrooms. The property also benefits from gas central heating, double glazed sash windows and there's also private car park to the rear with an allocated parking space for one car. Well located, this property offers easy access to the A4174 ring road to Bristol, Bath and Keynsham, the Bristol to Bath Cycle Track is only stones through with the station cafe' and there is a regular bus service from right outside the property. There is also a Tesco store, pharmacy and hairdressers right on your door step. The property is also on the fringes of Siston Common with all its open green space and walks. The M4 is also easily reached through Wick. A must see property, call today to arrange your viewing!



Entrance Hall

0'0" x 0'0" (0.00 x 0.00)
L shape, video intercom system, ceiling coving, radiator, storage cupboard, door to hall.

Lounge/Diner

13'9" x 12'10" (4.21m x 3.93m)
L shape, ceiling coving, radiator, irregular shape room, double glazed sash window to front.

Kitchen

6'7" x 6'2" (2.01 x 1.88)
Including a gas hob, electric oven, integrated washing machine/dryer and fridge, cooker hood, radiator, ceiling coving, wall and base units, worktops, tiled splashbacks, stainless steel sink and drainer.

Bedroom One

11'7" x 9'4" (3.53 x 2.84)
Double glazed sash window to front, radiator, ceiling coving.

Bedroom Two

10'4" x 9'8" (3.17m x 2.97m)
Storage cupboard housing gas combi boiler, irregular shape room, radiator, double glazed sash window to side, ceiling coving.

Bathroom

6'7" x 5'6" (2.03m x 1.68m)
Comprising of a three piece white suite with WC, wash hand basin and bath with shower over, extractor fan, ceiling coving, heated towel rail, part tiled walls.

Parking

Private car park to rear, parking bay 4.

Communal Area

Communal bin store for use of the residents.

Agent Note

We have been advised by the vendor that there is approx 988 years remaining on the lease. The management fee is approx £55 per month.



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	82	82
EU Directive 2002/91/EC		

