

Like what you see?

Get in touch to arrange a viewing!

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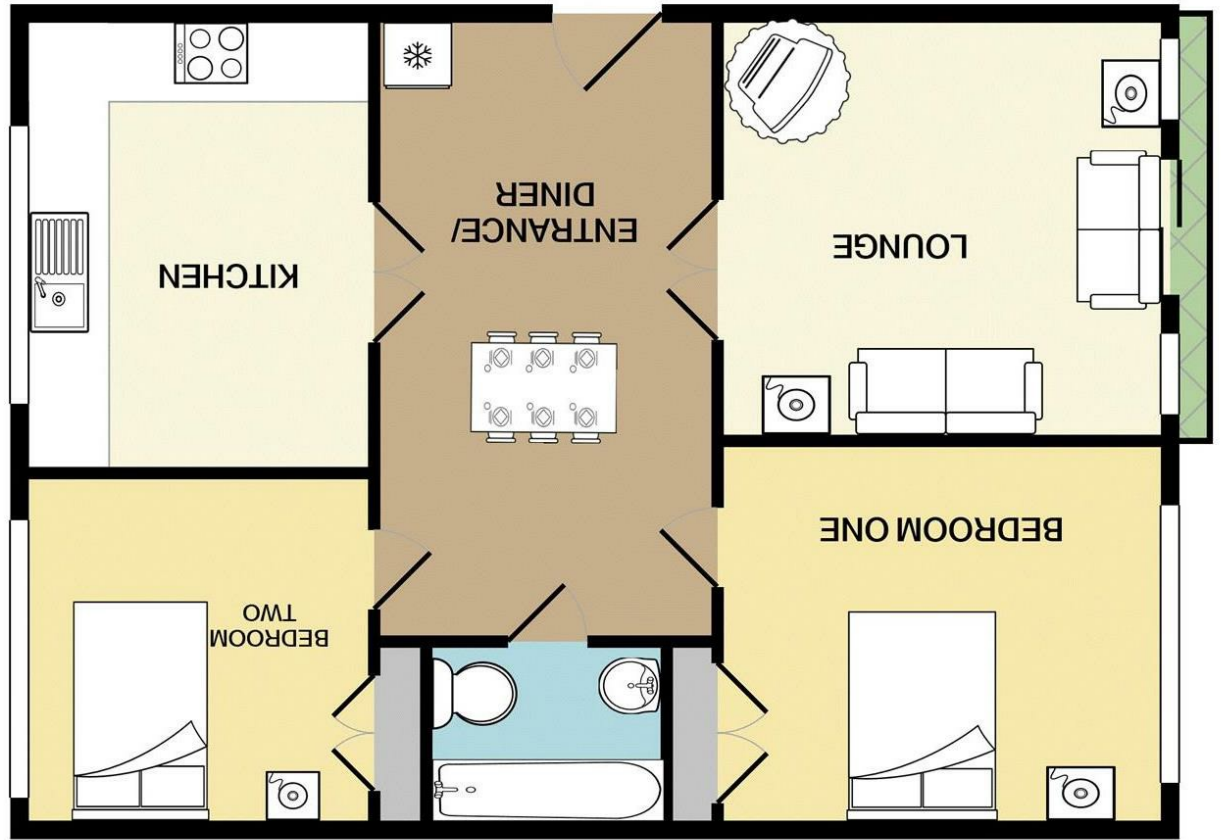
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👉 Don't forget to register and stay ahead of the crowd.

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 or 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.

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6, The Pantile Westbourne Grove, Bristol, BS3 3LJ

£1,195 PCM



Council Tax Band: A | Property Tenure:

WELL PRESENTED FULLY FURNISHED APARTMENT IN BEDMINSTER AVAILABLE NOW! This 2 double bedroom apartment comes fully furnished, with underfloor heating and large windows throughout, ready to move into. Situated in desirable Bedminster and surrounded by amenities and transport links, this flat is a must view. Although there is no parking included, there is a communal bike store and on road parking suitable for visitors. The property is accessed through a communal entrance and stairway, for which there is a telephone intercom. Entering into the open plan entrance/dining area the flat is light and spacious with furniture ideally suited to it. To the left is the living room which comes furnished with two good sized sofas, side tables with lamps, a sideboard with storage draws, TV stand and TV. The two bedrooms are furnished with double beds, side tables, and built in wardrobes. The bathroom has a modern white suite, plumbed shower, shaver socket and mirror. The kitchen is fully equipped with; microwave, kettle, toaster, oven, hob and crockery. The fridge freezer sits just outside the kitchen. Ideal for a professional couple, sharers and children will be considered. Unfortunately this property can't accept pets, smokers and students. **AWARD WINNING ARLA AND LETTINGS OMBUDSMAN AGENT.**



Front

Communal entrance and stairway

Bike Shed

Bike storage for all residents

Entrance and Dining Area

10'4" x 10'2" (3.165 x 3.110)
Wooden table, 6 chairs, fridge/freezer, intercom.

Living Room

11'3" wide x 12'1" from door (3.446 wide x 3.688 from door)
Two sofas, side board, two side tables, two lamps, TV stand with TV.

Main Bedroom

10'2" from door, max x 8'0" (3.121 from door, max x 2.439)
Double bed, bedside table, built in wardrobe.

Bathroom

4'10" x 5'7" (1.496 x 1.706)
White suite, shower over bath which is plumbed in.

Second Bedroom

7'1" x 7'11" (2.179 x 2.437)
Double bed, bedside table, built in wardrobe.

Kitchen

7'4" into window x 7'4" (2.240 into window x 2.248)
Microwave, toaster, kettle, oven and hob.



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	

