

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/draind 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!**

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

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

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

28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

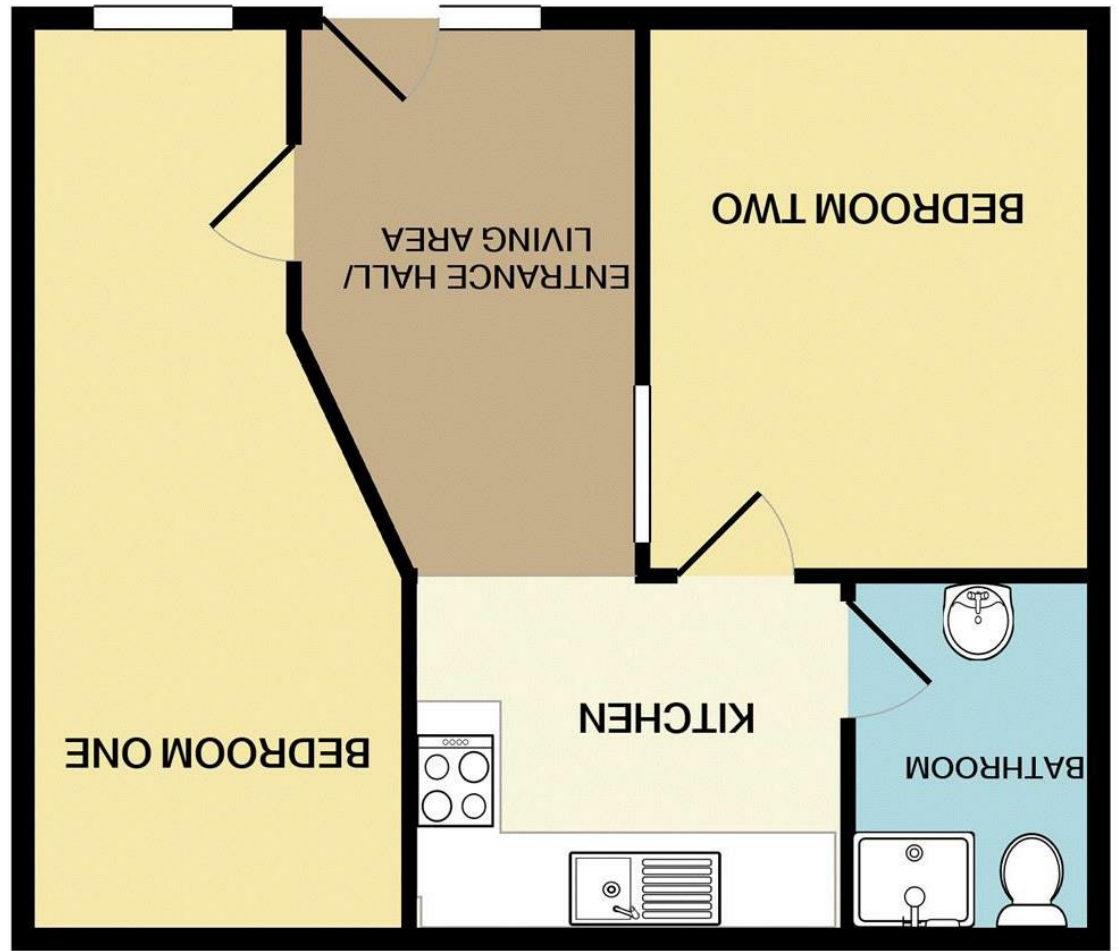
T: 0117 9328165

**Get in touch to arrange a viewing!**

**Like what you see?**



Made with Metropix ©2020



74b High Street, Staple Hill, Bristol, Gloucestershire, BS16 5HN

£825 PCM





Council Tax Band: A | Property Tenure:

**TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH COURTYARD!** A stones throw from Staple Hill high street, with excellent transport links to the centre of Bristol. This flat set back from the main road with private entrance through the communal courtyard. The property comprises an entrance hall and living area, two double bedrooms, bathroom with walk in shower, and a modern fitted kitchen with spaces for white goods. Not suitable for pets, young children, or smokers, offered unfurnished and available at the beginning of November. AGENCY MANAGED BY AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Courtyard**

Communal courtyard with own front entrance.

**Entrance/Living Area**

11'9" narrowing to 5'0" (3.58m narrowing to 1.52m )

**Kitchen**

9'7" narrowing to 6'9" x 9'3" narrowing to 3'10" (2.935 narrowing to 2.058 x 2.825 narrowing to 1.19)

**Bedroom One**

15'3" from window x 11'11" max narrowing to 5'8" (4.657 from window x 3.642 max narrowing to 1.733)

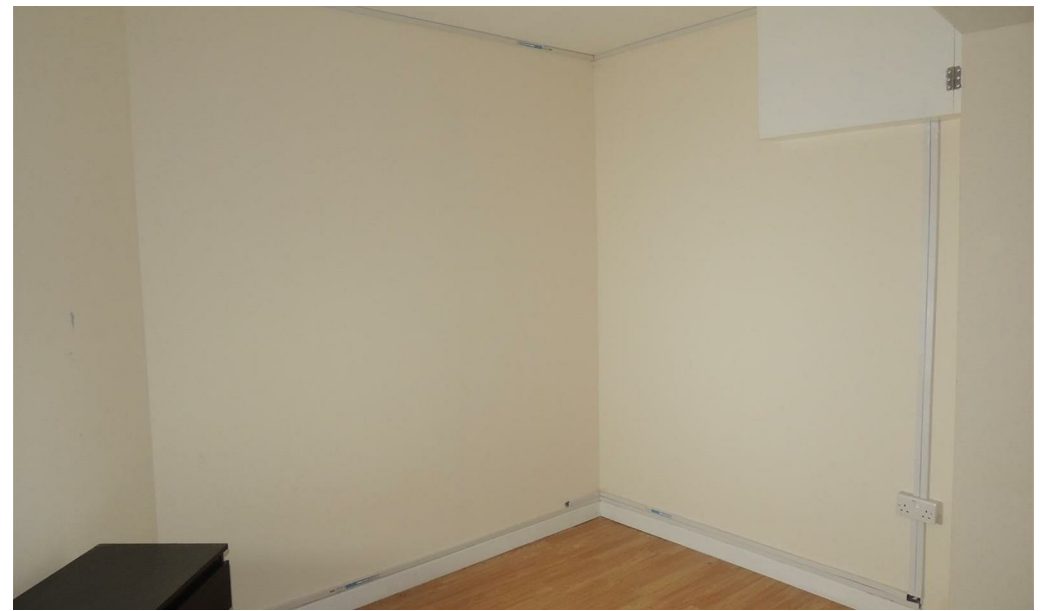
**Bedroom Two**

8'2" from door, narrowing to 2158 x 2979 (2.49m from door, narrowing to 657.76m x 908.00m)

**Bathroom**

5'0" max x 7'8" max (1.537 max x 2.343 max)

Walk in electric shower, W.C., sink, mirror and fan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

