



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.

**The Important Bit**

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T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Flat 1 2 Waterloo Road, Old Market, Bristol, BS2 0PL

£650 PCM







Council Tax Band: A | Property Tenure:

**STUDIO APARTMENT!! GROUND FLOOR!! CLOSE TO AMENITIES!!** We are pleased to offer this cosy ground floor studio apartment located in Old Market, just a stones throw away from Cabot Circus and Broadmead. Accommodation comprises: communal entrance hallway, entrance hall, open plan living area/bedroom, kitchen with integrated tall fridge/freezer, washing machine, gas hob and electric oven. Also a shower room. Further benefits include gas central heating and double glazing. Must view!! Offered Unfurnished and Available Now!! Not suitable for students, pets or smokers!!  
**AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.**



**Lounge/Bedroom**  
 9'4" x 20'1" (2.84 x 6.12)

**Kitchen**  
 8'8" x 4'9" (2.64 x 1.45)  
 Including kitchen appliances consisting of Electric Oven, hob, washing machine and fridge/freezer

**Shower Room**  
 2'9" x 7'7" (0.84 x 2.31)  
 3 piece white suite.

**Roof Terrace**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	85
(69-80) <b>C</b>			
(55-68) <b>D</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	

