

**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**

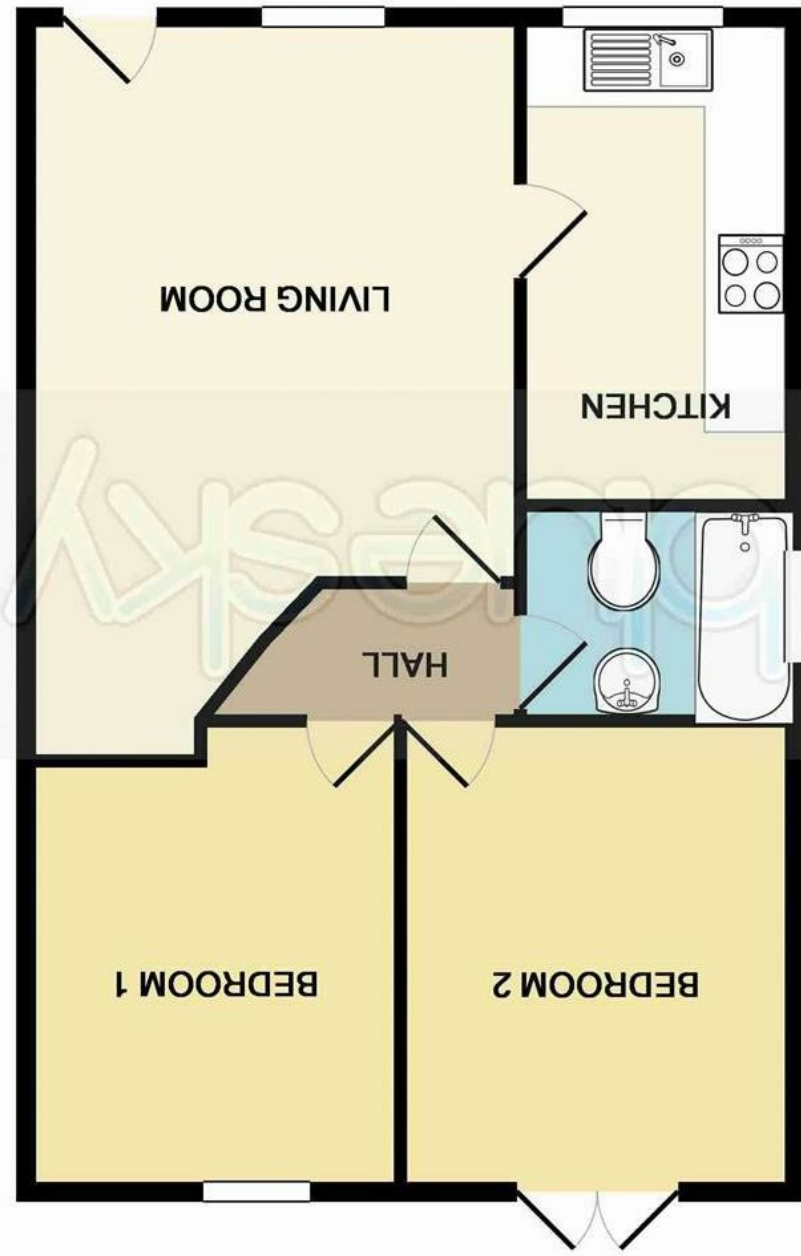
**and get lots of help at!**

**🌐 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/drailed 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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Council Tax Band: B | Property Tenure:

**2 DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING !!** This stunning apartment located in a quiet cul-de-sac on the St George/Hanham borders, well positioned for commuting into the City Centre . Accommodation comprises, lounge diner, kitchen with integrated fridge freezer, washer dryer, halogen hob and electric oven, bathroom with white suite and shower over bath, 2 equal size bedrooms - 1 of which has patio doors leading out to the decking. Other benefits include, gas central heating from an eco efficient combi boiler, double glazing and alarm. Not suitable for pets, smokers, students or children. This property will not be around for long! Available 20th February 2021!! ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Living Room**

18'3" n/t 13'7" x 12'3" n/t 3'7"  
(5.574 n/t 4.146 x 3.749 n/t 1.108)

machine and integrated fridge / freezer.

**Parking**

Allocated parking bay

**Hall**

8'3" x 3'8" (2.51 x 1.12)

**Bathroom**

6'7" x 5'3" (2.01 x 1.60)  
Comprising of a 3 piece white bathroom suite with WC, wash hand basin, bath with shower over.

**Bedroom One**

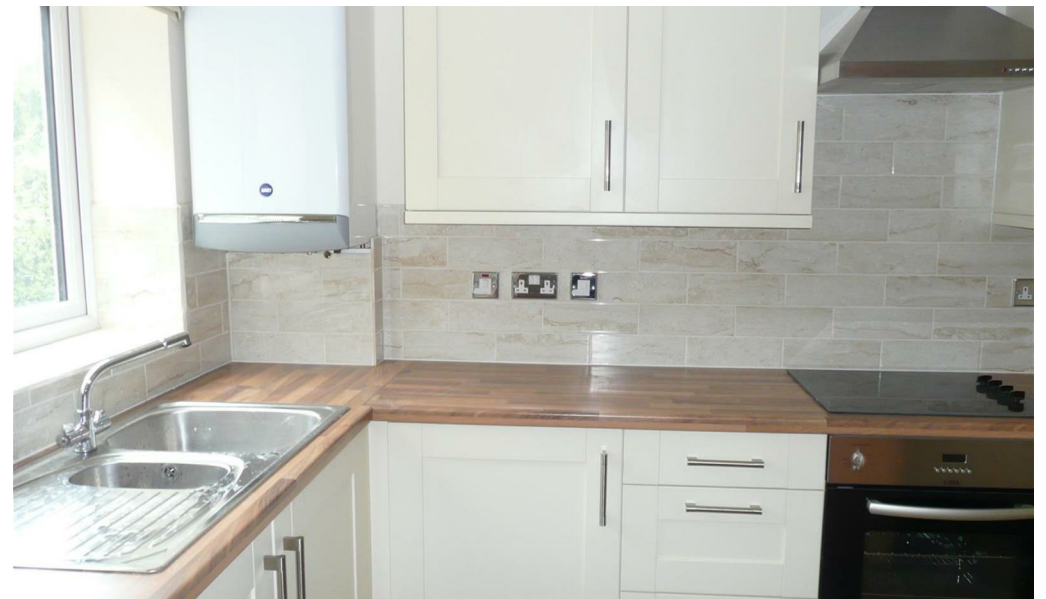
11'6" x 9'3" (3.51 x 2.82)

**Bedroom Two**

11'8" x 9'2" (3.56 x 2.79)

**Kitchen**

6'8" x 11'9" (2.03 x 3.58)  
Including electric cooker with ceramic hob, washing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(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	

