





SALES • LETTINGS • MANAGEMENT

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 t: 0117 9328165
  info@bluesky-property.co.uk
  28 Ellacombe Road, Bristol, BS30 9BA

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**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.





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Flat 6, The Air Balloon, 11 Air Balloon Road, St George, Bristol, BS5 8LB

Offers In Excess Of £180,000





Council Tax Band: A | Property Tenure: Leasehold

MODERN APARTMENTS DON'T HAVE TO BE BORING! If you're looking for a property with character and features, but also want all the benefits of a modern property that's ready to go, then this is going to be the home for you. On the first floor of this attractive period property, which was tastefully converted in 2015, you'll find our bright and modern apartment. Being at the top of the building it has beautiful vaulted ceilings, and a large bow-bay window to the living space which lets the light flood in. You enter the property via the clean and fresh communal hallway, once in the apartment there is a further private hallway off which are the double bedroom, modern shower room with double walk-in shower, and a very handy utility room providing storage and space for a washing machine. But its the open plan living space that really sets this home apart, with ample space to relax and entertain with a modern fitted kitchen including built in appliances, its a central social space to enjoy. For those with a vehicle, the property includes a designated parking space, a valuable asset in this bustling area, and in addition, residents can use the communal garden and bike store all found to the rear of the property. Situated in a vibrant community with easy access to local amenities including Troopers Hill Nature Reserve, Church Road with all its cafe's bars and shops, St Georges Park and much more, it's an easy commute into Bristol City Centre and transport links are plentiful. So whether you are a first-time buyer, investor or looking to downsize, this property is sure to impress!



Communal Entrance

Door to the communal entrance hall, video/telecom entry phone system, stairs leading to 1st floor.

Hallway

9'11" x 6'03" max (3.02m x 1.91m max) Front door, video/telecom entry system, fuse box.

Open Plan Living Space

20'11" nt 9'05" x 15'03" nt 9'08" (6.38m nt 2.87m x 4.65m nt 2.95m) Double glazed curved bay window to front, electric radiator, feature vaulted ceiling.

Kitchen Area

Range of wall and base units with worktop over, inset 1 and 1/2 bowl sink and drainer with mixer tap over, single electric oven with inset electric hob and cooker hood above and stainless steel splash back, integrated tall fridge/freezer.

Utility Room

3'09" x 4'11" (1.14m x 1.50m) Recess for washing machine with worktop over, water tank.

Shower Room

5'02" x 6'03" (1.57m x 1.91m) Extractor fan, heated towel rail, tiled flooring, tiling to walls, spotlights, walk in double shower cubicle, wash hand basin and WC.

Bedroom

11'07" x 9'07" (3.53m x 2.92m) 2 double glazed windows to front, electric radiator.

Parking Space

One allocated parking space - space D to the front of the building.

Communal Bike Store

There is a communal bike store to the rear of the property for the use of all residents to store push bikes.

Communal Garden

There is a communal garden on site for use of the residents, to the rear of the property.

Agents Note

The property is leasehold and there are 241 years remaining on the lease (250 year lease from new starting in 2015). There is an annual ground rent charge of £282.64 which tracks the Rental Price Index & an annual service charge of £1,315.88.

This information needs to be verified by solicitors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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	

