



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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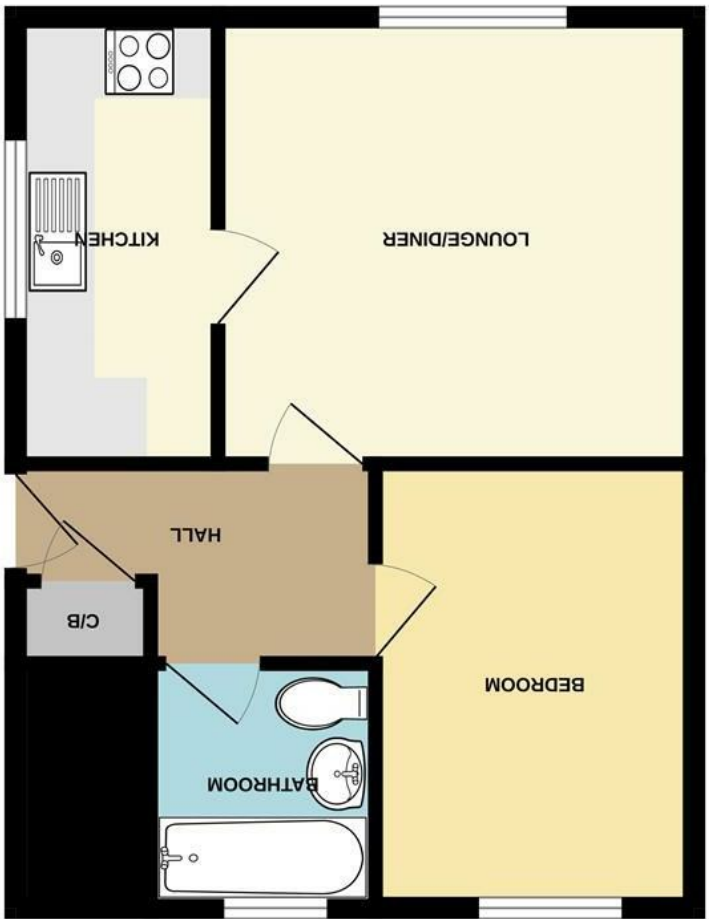
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Get in touch to arrange a viewing!

Like what you see?



GROUND FLOOR



Council Tax Band: A | Property Tenure: Leasehold

WHAT A GEM! Nestled at the end of this cul-de-sac just off Two Mile Hill Road in Kingswood, you will find this fantastic one bedroom ground floor apartment. Within walking distance of the amenities of Kingswood High Street, plus bus stops and good road links are also close by. The current vendor has presented this home to a very high standard and is definitely worth viewing! The accommodation comprises: private entrance hall with storage cupboard, bathroom, bedroom, lounge/diner and separate kitchen. This property also boasts a parking space in the residents carpark and its very own garden, perfect space for enjoy the outside and relax! We think this home is a real gem so call today to arrange your viewing!



Entrance Hall

4'5" max x 10'0" (1.35m max x 3.05m)
Double glazed door to side, storage cupboard housing fuse board, radiator.

Bathroom

6'11" x 5'10" (2.11m x 1.78m)
Double glazed window to front, WC, wash hand basin, bath with shower head off taps, extractor fan, radiator, vinyl flooring, part tiled walls.

Bedroom

11'11" x 8'5" (3.63m x 2.57m)
Double glazed window to front, radiator.

Lounge/Diner

11'9" x 12'6" (3.58m x 3.81m)
Double glazed window to rear, radiator.

Kitchen

11'9" x 5'4" (3.58m x 1.63m)
Double glazed window to side,

wall and base units, worktops, tiled splashbacks, extractor fan, vinyl flooring, sink and drainer, space for electric cooker, space for slimline fridge/freezer, space for washing machine, wall mounted gas combi boiler, radiator.

Rear Garden

Laid to patio and gravel with raised area, outside tap. Accessed via a shared pathway.

Front

Shared pathway to front door, canopy over, outside light, outside store.

Parking

One allocated parking bay in the residents carpark. There are also visitors parking bays on site.

Agent Note

The vendor has advised there are 959 years remaining on the lease. The annual ground rent is £1. The annual service charge is £720.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

