



Like what you see?

Get in touch to arrange a viewing!

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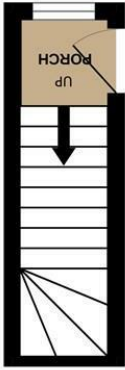
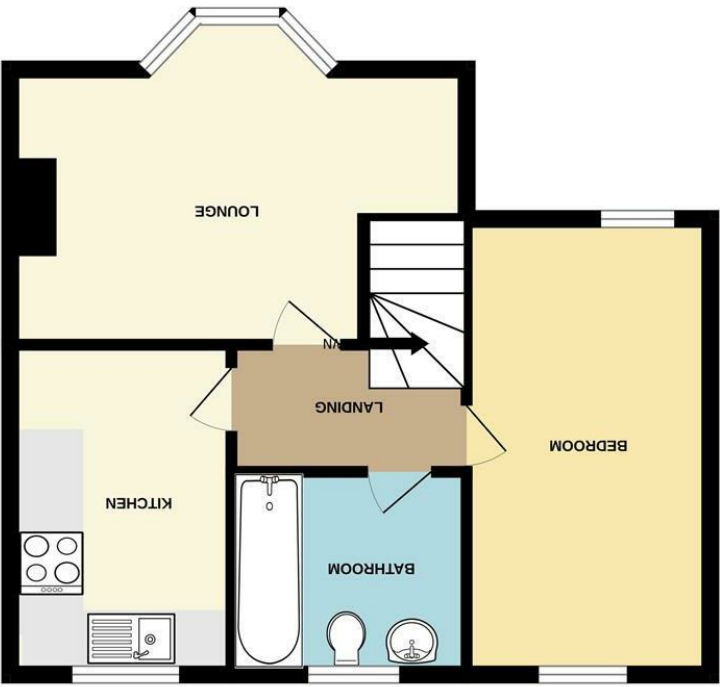
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The Important Bit!

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.



1ST FLOOR
425 sq. ft. (39.5 sq. m.) approx.

GROUND FLOOR
39 sq. ft. (3.6 sq. m.) approx.



Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN!! Welcome to this charming apartment located on New Cheltenham Road in the heart of Kingswood, Bristol. This property boasts a cosy reception room, perfect for relaxing after a long day, along with a spacious bedroom and a well-maintained bathroom. Situated in an excellent location, this apartment offers convenience and accessibility to all amenities. With a private entrance, you can enjoy a sense of exclusivity and privacy in your new home. One of the standout features of this property is the parking space available for one vehicle, ensuring that you never have to worry about finding a place to park after a busy day out and about. Additionally, the fact that there is no onward chain means a smoother and quicker process for potential buyers or renters. This apartment is leasehold, but the unique criss-cross style lease means there are no ground rent or service charges to be concerned about, providing peace of mind for the future. Don't miss out on the opportunity to own this lovely apartment in Kingswood. Book a viewing today and envision yourself living in this wonderful space!



Porch
3'05 x 3'06 (1.04m x 1.07m)
Double glazed window to front, UPVC door to side, light fitting, radiator, fuse board, coat racks, stairs to landing,

Landing
7'08 x 5'07 (2.34m x 1.70m)
Stairs to porch, loft access,

Lounge
15'09 max x 9'02 (4.80m max x 2.79m)
Double glazed bay window to front, radiator, chimney breast.

Kitchen
7'08 x 11'08 (2.34m x 3.56m)
Double glazed window to rear, white matching wall and base units with worktop over, single sink with mixer tap over, radiator, electric 4

burner hob with extractor hood above, single oven, space for washing machine and fridge freezer, tiled flooring, spotlights, worcester boiler.

Bathroom
5'03 x 7'06 (1.60m x 2.29m)
Double glazed window to rear, panelled bath with shower over and shower screen, tile splashbacks, pedestal wash hand basin, WC extractor fan, tiled flooring, bathroom cabinet.

Bedroom
8'05 x 15'06 (2.57m x 4.72m)
Double glazed window to front, double glazed window to rear, 2x radiators, single light fitting,

Parking
Parking for one car to front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	77
England & Wales	EU Directive 2002/91/EC	

