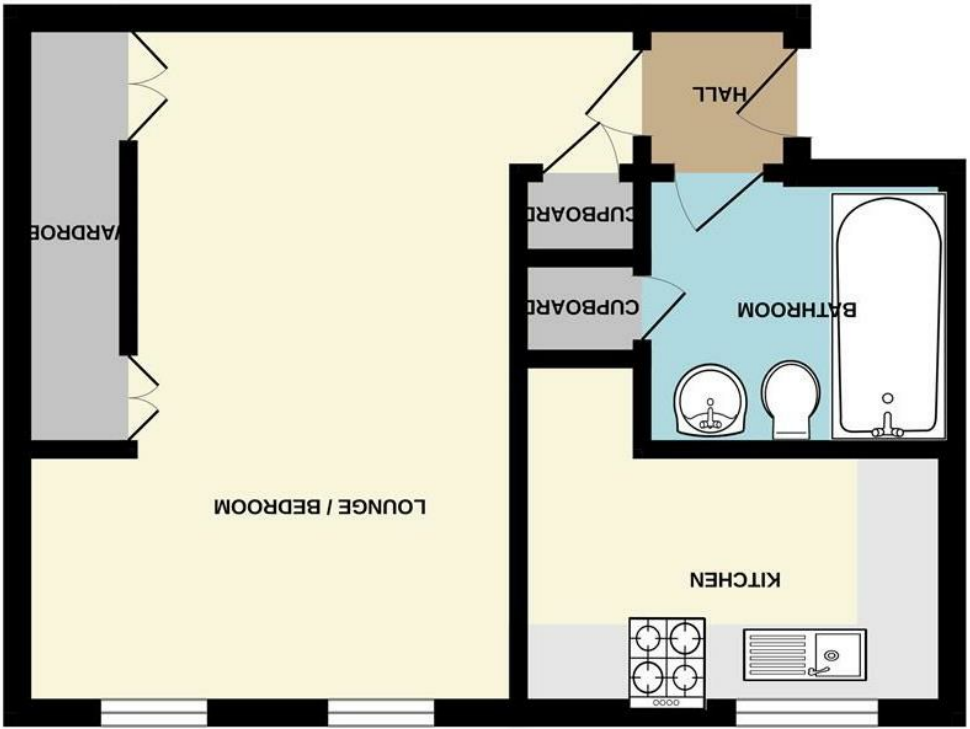




55 Handford Way, Longwell Green, Bristol, BS30 9XF
£775 PCM



GROUND FLOOR

Made with Mapbox ©2023

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!

Don't forget to register and stay ahead of the crowd.

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See all of our amazing properties and get lots of help at;

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info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?





Council Tax Band: A | Property Tenure:

GROUND FLOOR STUDIO WITH ALLOCATED PARKING !! IN HIGHLY SOUGHT AFTER LOCATION!! OFFERED UNFURNISHED!!
Unfurnished GROUND FLOOR Studio Apartment with PARKING in an popular quiet location, the property is well placed for access to Bristol and Bath with the Bath Junction of the M4 close by. The property comprises of : Living area with pull down bed (without mattress) and fitted wardrobe, fitted kitchen with oven, bathroom with shower over Bath, electric heating and private parking. Low council Tax Band A. Available Now!! Would suit single person. Not Suitable for students, pets or smokers.

Council Tax Band: A
Holding Deposit 1 week : £178.85
Dilapidations Deposit 5 weeks : £894.23

AWARD WINNING LETTINGS AGENT.



Hallway
3'0 x 3'0 (0.91m x 0.91m)

Lounge / Bedroom
14'07 x 9'09 (4.45m x 2.97m)
Includes fitted wardrobes and pull down double bed frame (mattress not included)

Kitchen
9'03 x 5'04 (2.82m x 1.63m)
Includes oven and hob

Washing machine will be gifted to the tenant

Bathroom
6'0 x 5'0 (1.83m x 1.52m)
Comprising of WC, wash hand basin and bath with shower over

Car Parking Space
Allocated parking space in corner



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

