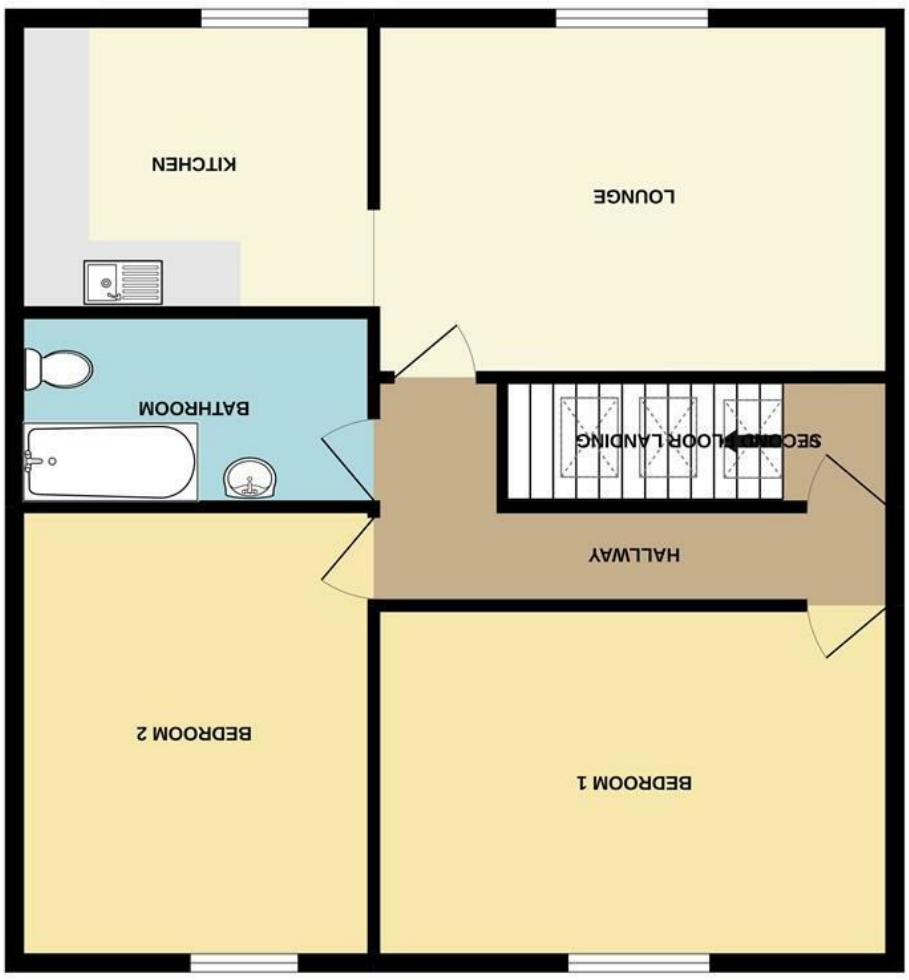
# Flat 4 13-15 Victoria Park, Fishponds, Bristol, Gloucestershire, BS16 2HJ

## £1,195 PCM

Blue Sky
SALES • LETTINGS • MANAGEMENT

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.




TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.
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## Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165
info@blueskyproperty.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/drained 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: A | Property Tenure:

SECOND FLOOR TWO DOUBLE BEDROOM FLAT !! Located at Victoria Park in the delightful area of Fishponds, Bristol. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two double bedrooms, there is ample space for a couple, or even for those who desire a guest room or home office. The flat also features a well-appointed bathroom and modern kitchen.

Situated in a vibrant neighbourhood, this flat offers the quintessential Bristolian lifestyle with its proximity to local amenities, green spaces, and excellent transport links. Whether you fancy a leisurely stroll in the park or a quick commute into the city centre, this location provides the best of both worlds.

Further benefits include: Low Council Tax - Band A! uPVC double glazing and gas central heating. Offered Unfurnished and Available NOW!! Ideally suited to a single person or couple!! Not suitable for students, sharers, smokers, children or pets!!

Council Tax Band: A
Holding Deposit 1 week : £275.77
Dilapidations Deposit 5 weeks : £1378.85

AWARD WINNING AGENT

### Communal Entrance

### Hallway
5'10" narrows to 2'05" x 16'04" narrows to 4'04" (1.78m narrows to 0.74m x 4.98m narrows to 1.32m)

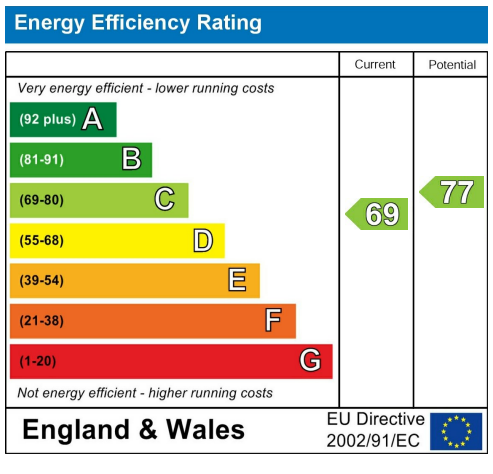
### Lounge
11'02" x 16'05" (3.40m x 5.00m)
Restricted head height in certain areas.

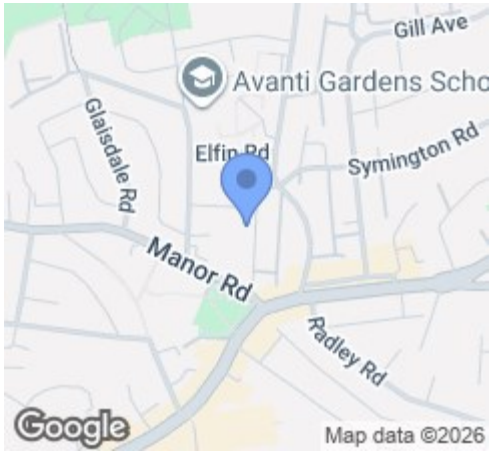
### Kitchen
9'03" x 11'06" (2.82m x 3.51m)
Includes an electric cooker with hob. Restricted head height in certain areas.

### Bedroom 1
11'09" x 16'01" (3.58m x 4.90m)
Restricted head height in certain areas.

### Bedroom 2
14'08" x 11'09" (4.47m x 3.58m)
Restricted head height in certain areas.

### Bathroom
4'08" x 10'10" (1.42m x 3.30m)
Consists of bath with shower above, wash hand basin and W.C.

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