



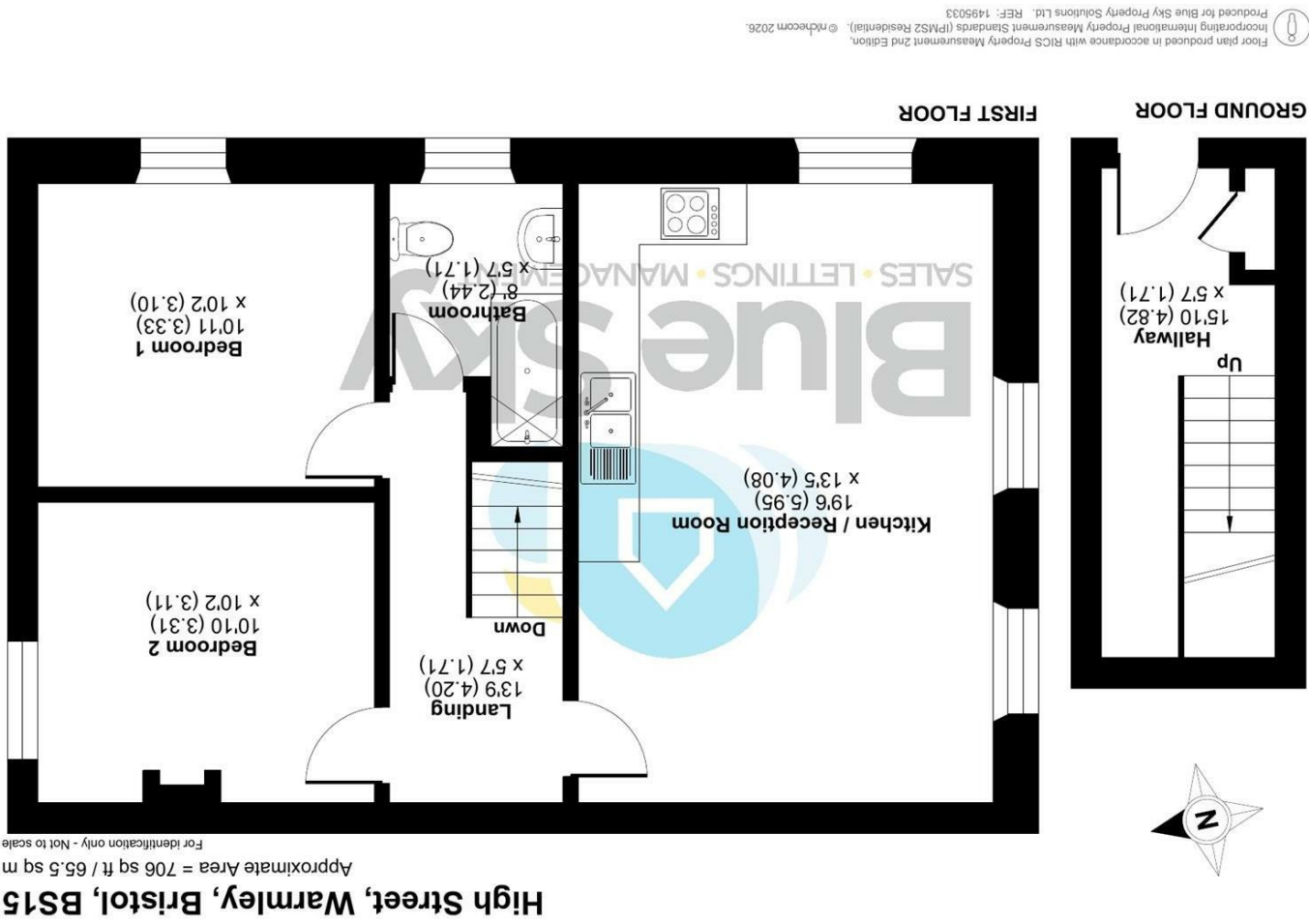
Like what you see?
Get in touch to arrange a viewing!

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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.





Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN! TWO BEDROOM APARTMENT! Nestled in the heart of Warmley, Bristol, this spacious first floor apartment on High Street offers a delightful living space with a private entrance. The property is well presented, featuring an entrance hall with stairs to the first floor landing. The open plan lounge/diner/kitchen is a perfect place to relax and entertain with views of the High Street and Memorial Park. The property boasts two double bedrooms and well presented bathroom. This property is particularly appealing due to its prime location. Residents will find themselves just a stone's throw away from a variety of local amenities, including inviting cafe, making it easy to enjoy the vibrant community atmosphere. Excellent transport links are readily available, with bus stops nearby and a scenic cycle track for those who prefer to explore on two wheels. With no chain involved, this superb apartment is ready for immediate occupancy, making it an excellent opportunity for first-time buyers or those seeking a low-maintenance lifestyle in a popular area. Don't miss the chance to make this fantastic property your own.



Access

Shared pathway leading to front door, gas meter, bin store area.

Entrance Hall

15'10 x 5'7 (4.83m x 1.70m)

Double glazed door to side, double glazed window to side, storage cupboard housing fuse board and electric meter, stairs to first floor landing.

First Floor Landing

13'9 x 5'7 (4.19m x 1.70m)

Radiator, loft hatch.

Lounge/Kitchen/Diner

19'6 x 13'5 (5.94m x 4.09m)

Double glazed windows to side and to front, radiator, a range of wall and base units with worktops over, tiled splash backs, one and a half bowl sink and drainer, space for fridge/freezer, space for washing machine, electric oven and hob, cooker hood, wall mounted gas combination boiler, space for additional appliance.

Bedroom Two

10'10 x 10'2 (3.30m x 3.10m)

Double glazed window to rear, radiator, feature fireplace.

Bedroom One

10'11 x 10'2 (3.33m x 3.10m)

Double glazed window to side, radiator.

Bathroom

8' x 5'7 (2.44m x 1.70m)

Double glazed window to side, W.C, wash hand basin, enclosed bath with shower over, extractor fan, part tiled walls, tile effect flooring, radiator.

Agent Note

The vendor has advised there is a new lease of 999 years as from 2026. There is no annual ground rent charge and annual service charge is £600 approx. The service charge will be reviewed yearly.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

