



GROUND FLOOR



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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

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 28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: B | Property Tenure: Leasehold

GROUND FLOOR TWO BEDROOM FLAT!! Blue Sky are proud to offer for sale this two bedroom ground floor flat in the popular development of Taylor Close in Kingswood. The property is conveniently located for access to the A4174 Bristol Ring Road and travel links into Bristol City Centre, it is also within walking distance to local shops and amenities on Kingswood High Street and Kingschase Shopping Centre. The accommodation comprises; communal entrance with telecom phone entry, hallway, spacious lounge/diner, kitchen with integral electric oven and hob, two bedrooms and a three piece white bathroom suite. Externally the property has access to communal gardens and parking for the residents. Further benefits include UPVC double glazing and electric heating. Call today to arrange you viewing!!



Communal Entrance

Communal entrance leading to building and flats.

Hallway

15'2" max x 6'2" max (4.62m max x 1.88m max)
L shaped, door into the hallway, storage cupboard housing hot water tank, phone entry system, night storage heater, fuse board.

Lounge/Diner

15'3" max x 12'0" (4.65m max x 3.66m)
Double glazed window to the rear, electric heater.

Kitchen

6'6" x 8'1" (1.99 x 2.47)
Double glazed window to the front, integrated electric oven with hob, extractor fan, wall and base units, worktops, sink with drainer, splashbacks, space for washing machine and fridge/freezer, tiled flooring, wall heater.

Bedroom One

13'2" n/t 10'7" x 9'7" n/t 2'9" (4.01m n/t 3.23m x 2.92m n/t 0.84m)
Double glazed windows to the rear and side, electric heater.

Bedroom Two

6'5" x 10'2" (1.96m x 3.10m)
Double glazed windows to the front and side, electric heater.

Bathroom

5'6" x 7'0" (1.68m x 2.13m)
Double glazed window to the side, bath with shower head off taps, shower screen, wash hand basin and W.C, extractor fan, part tiled walls, tiled flooring, wall mounted heater.

Parking

Communal car park for use of the residents.

Communal Gardens/Bin Store

Communal gardens surrounding property for residents use. Bin store on site for residents.

Agents Note

We have been advised by the vendor that there is approx 980 years remaining on the lease. The service charge is £960 per year and this includes buildings insurance. The vendors have advised the freehold is held by Taylor Close (Bristol) Management Ltd and as the property owners are Directors of this company, they do not charge themselves ground rent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

