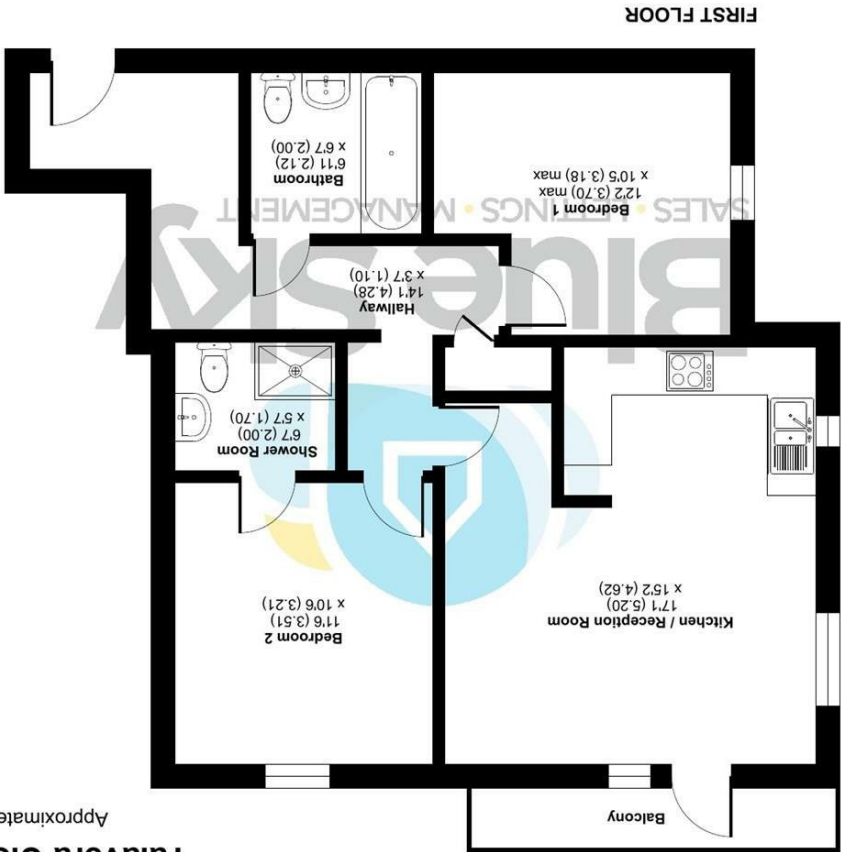




Talavera Close, Bristol, BS2
Approximate Area = 730 sq ft / 67.8 sq m
For identification only - Not to scale



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/draind 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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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

Location! Location! Offered with No Onward Chain!
This fabulous two bedroom apartment is located within Bristol's Old Market area, giving City Centre living at its' best! Being offered with no onward chain is a further bonus here. Commanding an enviable position with leafy views and having access to green spaces, this property really does have that extra something. The fact that you can enjoy a full balcony for al-fresco moments, is a further plus point. Internally, this home benefits from Gas central heating and has an en-suite shower room in addition to the main bathroom. There is a lift within the building, making access easy. Open plan living, is enhanced by the corner position of this delightful apartment. There is allocated parking space, along with bicycle and bin storage. Those working within the city of Bristol, or looking to commute will be well catered for. With all that Bristol has to offer being right on your doorstep, makes this property an excellent choice! Call Blue Sky to arrange your viewing!



Communal Hall

Stairs and lift to access apartments, letter boxes are located to the outside of the building

Hallway

14'1 x 3'7 (4.29m x 1.09m)
Door to front, intercom system, doors to rooms, storage cupboard housing fuse box with slatted shelving, radiator.

Open plan Living Area, Kitchen / Lounge / Dining

17'1 x 15'2 (5.21m x 4.62m)
Double glazed French door and window to rear from dining area leading to full balcony, Tv and satellite point, two double glazed windows to side aspect. In the kitchen area there are a range of wall and base units with work tops over, cupboard housing boiler, tiled floor, electric oven and hob with extractor over, one and a half bowl sink and drainer, plumbing for washing machine. Dining area is carpeted.

Bedroom One

12'2 x 10'5 (3.71m x 3.18m)
Double glazed window to rear, door to en-suite, radiator.

En-Suite

6'7 x 5'7 (2.01m x 1.70m)
Part tiled walls, shower cubicle, W.C., tiled floor, pedestal wash hand basin, extractor, radiator.

Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)
Double glazed window to side, radiator.

Bathroom

6'11 x 6'7 (2.11m x 2.01m)
Part tiled walls, panelled bath with mixer taps and shower over, tiled floor, W.C., pedestal wash hand basin with mixer tap, extractor, radiator.

Balcony

Full balcony with metal balustrade, feature panels, and panelled floor boards.

Allocated Parking

Parking space number 68

Agents Note

The Vendor has advised the property is Leasehold, with 106 years remaining. The annual Ground Rent charge is : £250. The annual Service charge is: £1,504. All this information needs to be confirmed via a Solicitor.

