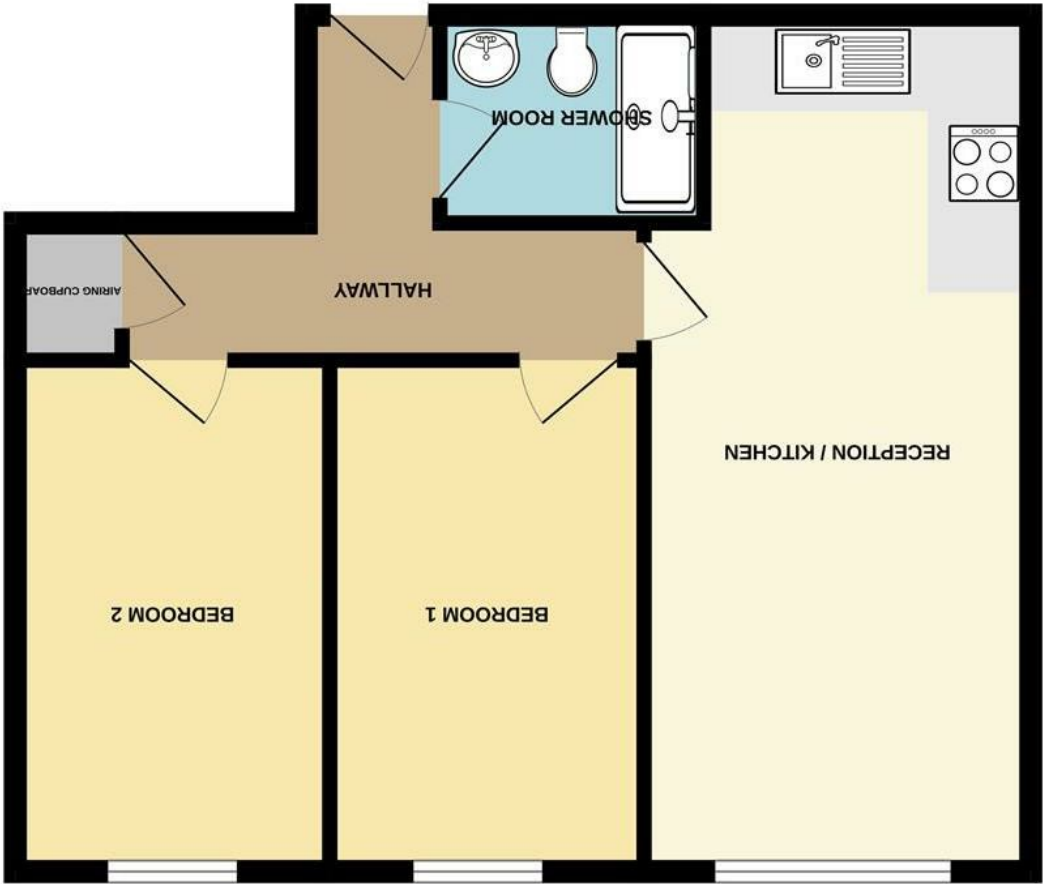




GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.  
Made with Mapbox ©2025

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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 28 Ellacombe Road, Bristol, BS30 9BA

 [info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

 t: 0117 9328165

**Get in touch to arrange a viewing!**

**Like what you see?**





Council Tax Band: B | Property Tenure:

Blue Sky are pleased to offer for rent this two bedroom unfurnished first floor apartment on Air Balloon Road in St George which is ideally located, within close proximity of the local shops and amenities of St George, as well as having good transport links to central Bristol. The accommodation comprises; entrance hallway, open plan kitchen/lounge/diner with white goods included, 2 double bedrooms and 3 piece white shower room. The property benefits from one allocated parking space and double glazing. Ideally suited to a single person or couple and one child considered!! Not suitable for students, sharers, smokers or pets!! Available NOW!!  
AWARD WINNING LETTING AGENT



**Hallway**  
3'01 x 11'0 max (0.94m x 3.35m max)  
Cupboard housing washing machine

**Kitchen / Lounge**  
9'10 max x 22'04 (3.00m max x 6.81m)  
Including electric oven, hob, extractor fan and integrated fridge / freezer

**Bedroom One**  
12'8 x 8'05 (3.86m x 2.57m)

**Bedroom Two**  
12'8 x 8'10 (3.86m x 2.69m)

**Shower Room**  
6'09 x 5'04 (2.06m x 1.63m)

**Parking Space**  
Space No. G to the rear of the property



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

