



Like what you see?

Get in touch to arrange a viewing!

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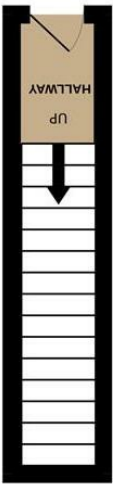
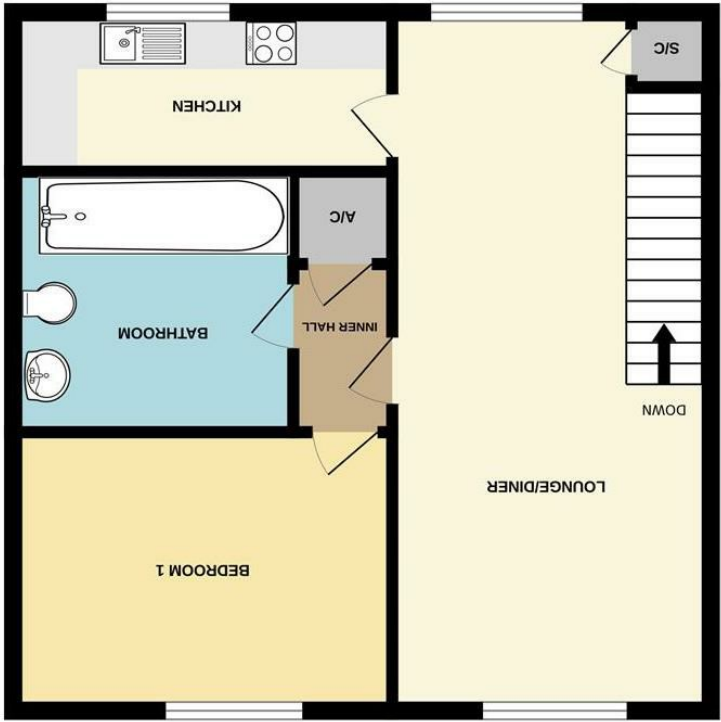
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of the crowd.

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/drainaged 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: A | Property Tenure: Leasehold

NO CHAIN!! WHAT A GEM!! Blue Sky are thrilled to offer for sale this beautifully presented one bedroom flat located in a cul-de-sac position just off the ever popular Moor Croft Drive area of Longwell Green. The property is ideally positioned close to local amenities including supermarkets, Gallagher Retail Park and ring road connections, ideal spot! The current vendor has maintained this property to a high standard, all set to move into! The accommodation comprises: private entrance hall with stairs to the first floor, lounge/diner, kitchen, double bedroom and the main bathroom with white suite. Externally the property offers parking for one car located to front. Sure to attract quick interest, call today to arrange your viewing!!



Entrance Hall

5'0" to bottom stair x 2'11" (1.52m to bottom stair x 0.89m)
Double glazed door to front, fuse board, radiator, stairs to first floor landing.

Lounge/Diner

22'6" max x 10'3" max (6.86m max x 3.12m max)
Double glazed windows to front and rear, two radiators, storage cupboard, stairs down to hall.

Kitchen

5'2" x 9'0" (1.57m x 2.74m)
Double glazed window to front, wall and base units with worktops over, tiled splash backs, sink and drainer, electric hob and oven, cooker hood, space for small fridge/freezer, space for washing machine.

Inner Hall

4'1" x 2'10" (1.24m x 0.86m)
Airing cupboard housing gas combi boiler.

Bedroom One

10'0" x 9'0" (3.05m x 2.74m)
Double glazed window to rear, radiator.

Bathroom

5'10" x 6'7" (1.78m x 2.01m)
Extractor fan, spotlights, loft access (drop down ladder), W.C, wash hand basin with vanity, enclosed bath with shower over, part tiled walls, radiator.

Front

Shared pathway to front door, outside store.

Parking

One parking space to front.

Agent Note

The vendor advised there is 957 years remaining on the lease, no ground rent or service charges are paid.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

