



FOURTH FLOOR
670 sq. ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq. ft. (62.2 sq.m.) approx.
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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 or 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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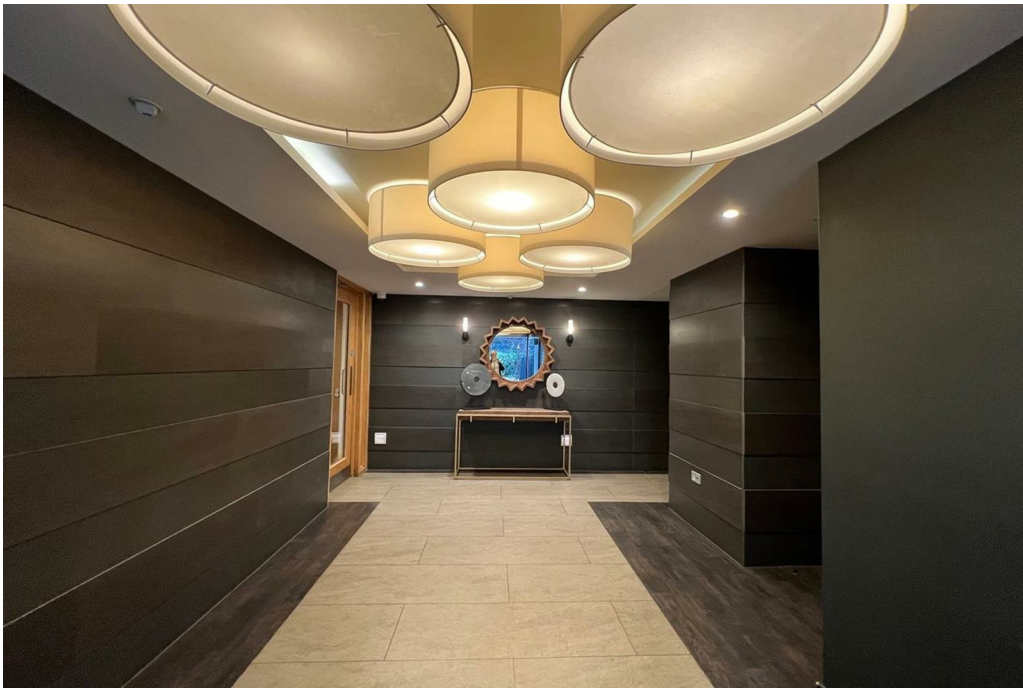
28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: D | Property Tenure:

**** DISCOUNTED WHILST BUILDING WORKS ARE BEING CARRIED ON NEIGHBOURING PROPERTIES ** ONCE COMPLETED THE RENT WILL INCREASE BACK TO £1775 PCM****
****PERFECT FOR SHARERS**** RIVER FRONT LOCATION !! Lovely Two bedroom fourth floor apartment in a popular central development by the harbourside, just a short walk from the Bristol Shopping Quarter, City Centre and Temple Meads. The development which has a vibrant social and food scene will be very popular so recommend booking in early for a viewing. The accommodation comprises; entrance hallway, open plan kitchen/lounge/diner with white goods included and an balcony area, 2 double bedrooms one with ensuite and 3 piece white bathroom suite. Further benefits include; lift from car park to all levels, double glazing, underfloor heating, undercover allocated parking space, and an audio video entry system. Available NOW!! Not suitable for Pets, Smokers or Students. Ideal for a professional person or couple or two sharers !!

Council Tax Band: D
Holding Deposit 1 week : £409.62
Dilapidations Deposit 5 weeks : £2048.08
Variation of Contract Fee : £50

AWARD WINNING AGENT.



Hallway

Lounge / Kitchen

17'11" x 14'11" (5.46m x 4.55m)
Includes oven, hob, extractor fan, dishwasher, washing machine and fridge/freezer

Patio doors to balcony

Bedroom One

12'0 x 9'0 (3.66m x 2.74m)

En-Suite

5'07 x 3'10" (1.70m x 1.17m)
Comprising of WC, wash hand basin and shower cubicle.

Bedroom Two

9'07" x 9'05" (2.92m x 2.87m)
With wardrobe

Bathroom

10'0" x 6'0" (3.05m x 1.83m)
Comprising of WC, wash hand over and bath with shower over

Parking Space

Underground parking space no. 269



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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	

