



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 floor plans 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, prior to exchange of contracts or make a formal offer. If services have been switched off/discharged, prior to exchange of contracts, Please also be aware that you need to come through us for all services to be restored. Express an interest in this property or make a formal offer, if services may apply. If you wish to withdraw, release or cancel a formal offer/discharged services, please also be aware that it services have been switched off/discharged prior to exchange of contracts. Please also be aware that to satisfy yourself as to their own independent checks you carry out your own independent checks. We recommend you do this as soon as possible. We have not tested any of the services or equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis.

Don't forget to register and stay ahead of the crowd.

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

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

0117 9328165

Get in touch to arrange a viewing!  
Like what you see?





Council Tax Band: B | Property Tenure:

This bright and sunny 2 BEDROOM 2nd floor apartment WITH ALLOCATED PARKING located in a lovely development located in Staple Hill would ideally suit a single person or couple. Accommodation briefly comprises: Communal stairs to front door, inner hallway, double bedroom, 2nd bedroom, bathroom with white suite and shower over the bath, kitchen with velux window, integrated oven, hob and extractor with an archway to the lounge/diner. Other benefits include: Allocated parking space, telephone entry system, double glazing, gas central heating, and low council tax band B. Offered UNFURNISHED and AVAILABLE NOW!! Not suitable for sharers, students, pets, or smokers.

Council Tax Band: B  
 Holding Deposit 1 week : £242.31  
 Dilapidations Deposit 5 weeks : £1211.54  
 Variation of Contract fee : £50

AWARD WINNING AGENT.



### Hallway

9'6" x 6'1" (2.90 x 1.85)

### Lounge

16'3" x 10'7" (4.95 x 3.23)

### Kitchen

12'6" x 5'1" (3.81 x 1.55)

Including integrated oven and hob

### Bedroom One

12'6" x 9'1" (3.81 x 2.77)

### Bedroom Two

10'3" x 6'8" (3.12m x 2.03m)

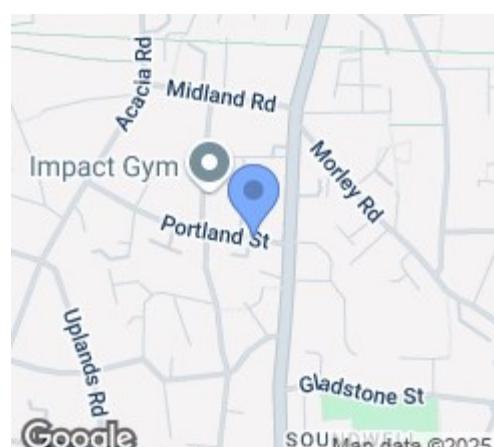
### Bathroom

7'0" x 5'6" (2.13 x 1.68)

Comprising of a 3 piece white suite with WC, wash hand basin, bath with shower over



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



The Property  
Ombudsman



arla propertymark  
PROTECTED



naea propertymark  
PROTECTED