

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, 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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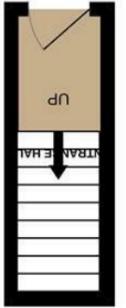
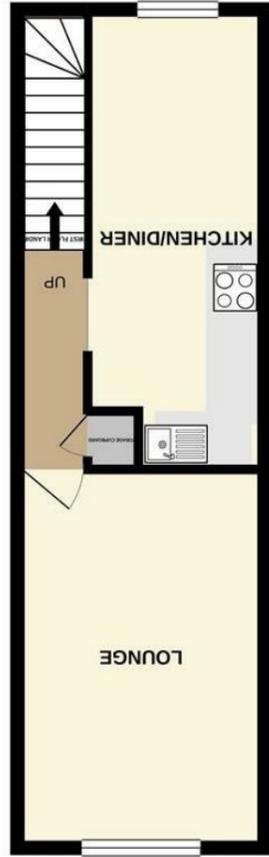
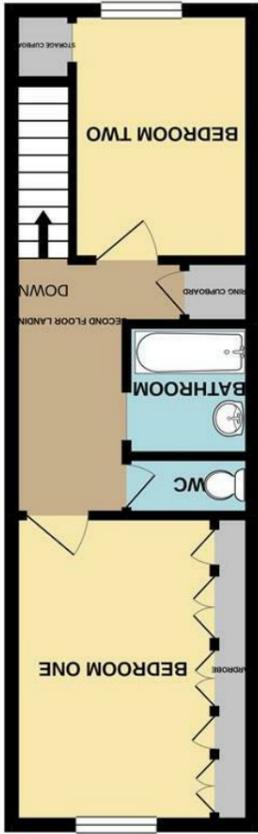
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Get in touch to arrange a viewing!

Like what you see?



**40 Malvern Drive, Warmley, Bristol, BS30 8XD**  
**Offers In Excess Of £170,000**



Council Tax Band: A | Property Tenure: Leasehold

**TWO BEDROOM MAISONETTE!! 95 YEARS REMAINING ON THE LEASE!!**  
 Blue Sky are delighted to offer for sale this two bedroom maisonette located on Malvern Drive in Warmley, offering good access to local amenities, ring road connections and bus stops. The accommodation comprises: entrance hall with stairs to the first floor landing, lounge to rear and modern kitchen/diner to front. On the second floor you will find two bedrooms, WC and bathroom. Externally the property benefits from a garage located close to the property in a block and a front garden. A must view home, call today to arrange your viewing!!



**Hall**  
 3'10" to bottom of stairs x 2'10" (1.17m to bottom of stairs x 0.86m)  
 Fuse board, tiled flooring, stairs to first floor landing, double glazed door to front.

**First Floor Landing**  
 7'7" x 2'8" (2.31m x 0.81m)  
 Stairs from entrance hall, storage cupboard.

**Lounge**  
 15'5" x 10'1" (4.70m x 3.07m)  
 Double glazed window to front, ceiling coving, electric heater.

**Kitchen/Diner**  
 18'8" max x 7'0" narrowing to 4'11" (5.69m max x 2.13m narrowing to 1.50m)  
 Double glazed window to front, space for fridge/freezer, stairs to second floor, electric heater, wood flooring to diner side, tiled flooring to kitchen side, wall and base units, worktops, tiled splashbacks, stainless steel sink/drainer, space for washing machine, cooker hood, electric hob, electric oven, integral microwave, open to hall.

**Second Floor Landing**  
 10'11" max x 6'3" narrowing to 4'2" (3.33m max x 1.91m narrowing to 1.27m)  
 Airing cupboard with tank.

**Bedroom One**  
 12'7" x 10'1" into wardrobe (3.84m x 3.07m into wardrobe)  
 Double glazed window to rear, electric heater, built in wardrobes and shelving units.

**Bedroom Two**  
 9'9" x 10'0" into storage cupboard (2.97m x 3.05m into storage cupboard)  
 Double glazed window to front, storage cupboard, laminate flooring, electric heater.

**Bathroom**  
 5'8" x 5'1" (1.73m x 1.55m)  
 Extractor fan, tiled flooring, wash hand basin, part tiled walls, bath with shower over, shower screen.

**W.C**  
 5'9" x 2'5" (1.75m x 0.74m)  
 Tiled flooring, part tiled walls, W.C.

**Garage**  
 Up and over door to front, in block close to the property (on the right hand side of the block, 7th garage down, white door).

**Front Garden**  
 Gated pathway to front door, patio, chippings.

**Agent Note**  
 The vendor has advised the length remaining is 95 years on the property. There is also a ground rent charge of £250 per year.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

