



SALES • LETTINGS • MANAGEMENT

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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/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.





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Flat 30 Glencoyne Court St. Stephens Close, Southmead, Bristol, BS10 6TP

£800 PCM



Council Tax Band: A | Property Tenure:

ONE BEDROOM FIRST FLOOR APARTMENT!! AVAILABLE NOW!! This cosy apartment will make a great starter home for a single person or a couple and is fantastically located with a range of shops and local amenities right on your doorstep. In addition, there is easy access to the M4/M5/M32 as well as Abbeywood, Filton, the MOD and Southmead hospital. Accommodation comprises; Communal entrance and stairs to main door, open plan kitchen/lounge/diner with integrated electric oven and hob, good size storage area to the side, bedroom and a bathroom with a white suite and shower. The property also benefits from double glazing, low council tax band A and a parking space!! Offered Unfurnished!! Will suit a single person ! No smokers, students, sharers or pets!!

Council Tax Band: A
Holding Deposit 1 week : £206.54
Dilapidations Deposit 5 weeks : £1032.69

AWARD WINNING AGENT



Open Plan lounge/kitchen

11'6" x 21'2" (3.51 x 6.45)
Electric oven, hob and extractor

Bedroom

7'9" x 8'3" (2.36 x 2.51)

Bathroom

6'6" x 4'9" (1.98 x 1.45)



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

