

The important **bit** is that you 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 approximate their security. All measurements given are approximate to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an *as seen* basis. We prior to exchange of contracts. Please also be aware that services as mentioned you carry out your own independent checks to satisfy yourself as to their working order and condition, down, record connection charges may apply. If you wish to extend your offer to 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 identify in a agreeing to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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

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28 Ellacombe Road, Bristol, BS30 9BA

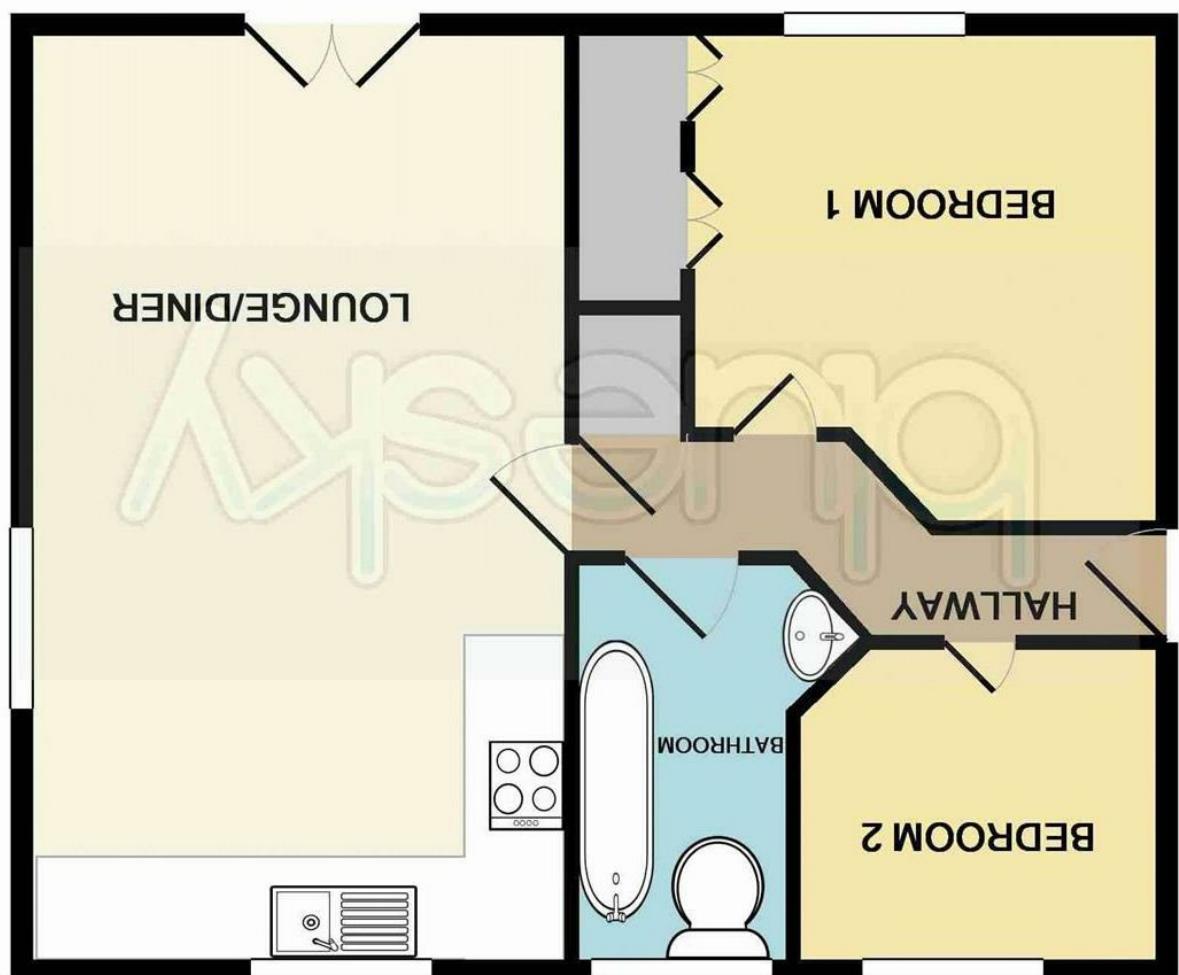
info@bluesky-property.co.uk

Get in touch to arrange a viewing;

Like what you see?

The logo for Blue Sky Sales & Lettings Management. It features the words "Blue Sky" in a large, bold, white, sans-serif font. Below this, the words "SALES • LETTINGS • MANAGEMENT" are written in a smaller, white, all-caps, sans-serif font. A stylized graphic element consisting of three overlapping semi-circles in light blue, medium blue, and yellow/orange is positioned below the text, with a white shield icon centered within the yellow/orange semi-circle.

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23 Bull Lane, St George, Bristol, BS5 8AB

£1,200 PCM



Council Tax Band: B | Property Tenure:

FANTASTIC SECOND FLOOR APARTMENT!! TWO BEDROOMS!! PARKING!! This property offers easy access to the city centre whilst being surrounded by beautiful open green spaces including Troopers Hill and The Avon Valley Nature Reserve. Located in the ever popular Crews Hole Road area!! This spacious property with its stunning views of the river really is a must see. The property comprises; Hallway leading to a large lounge/diner incorporating a juliet balcony and an open plan fitted kitchen, two double bedrooms, and a modern white bathroom suite with a shower over the bath. The property also benefits from an allocated parking space. Offered unfurnished and available Middle of February 2026!! Not suitable for pets, smokers or students!!

Council Tax Band: B
 Holding Deposit 1 week : £276.92
 Dilapidations Deposit 5 weeks : £1384.61
 AWARD WINNING LETTING AGENT.



Lounge/Diner/Kitchen

10'2" x 6'5" (3.12 x 1.96)

Oven, hob & extractor fan, washing machine and fridge/freezer.

Bedroom One

11'6" x 9'6" (3.51 x 2.92)

Bedroom Two

11'5" x 10'2" (3.48 x 3.12)

Bathroom

6'3" x 6'5" (1.91 x 1.98)

Parking Space



	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	

