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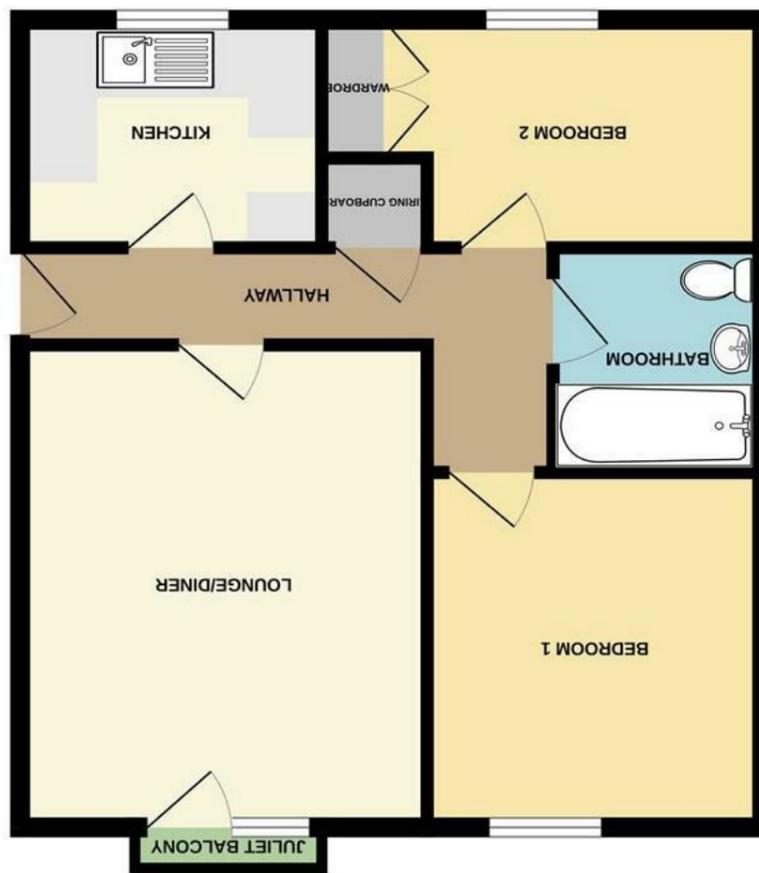
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of the crowd.

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/drainaged 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.

FIRST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.
Made with Hergoix 62025





Council Tax Band: B | Property Tenure: Leasehold

OFFERED WITH NO ONWARD CHAIN!! This delightful first-floor apartment on Crates Close offers a perfect blend of comfort and convenience. Built in 1994, the property has been meticulously maintained by its current owner, ensuring a welcoming atmosphere for its new residents. The apartment features two well-proportioned bedrooms, ideal for small families, couples, or individuals seeking extra space. The inviting lounge and diner area is enhanced by a lovely Juliet balcony, allowing natural light to flood the room and providing a pleasant view of the surrounding area. This space is perfect for relaxing or entertaining guests. With one bathroom, the apartment is designed for practicality and ease of living. The property is offered with no onward chain, making it an attractive option for those looking to move in swiftly. Additionally, there are 964 years remaining on the lease, providing peace of mind for future ownership. Residents will appreciate the availability of parking and the well-maintained communal grounds, which offer a pleasant outdoor space to enjoy. This apartment is not just a home; it is a lifestyle choice in a vibrant community, close to local amenities and transport links. In summary, this two-bedroom apartment in Kingswood is a wonderful opportunity for anyone seeking a comfortable and well-located residence. With its modern features and low-maintenance living, it is sure to appeal to a wide range of buyers.



Communal Entrance

Door into the communal hallway, stairs leading to the flat on the first floor, telecom entry phone system.

Hallway

6'11" x 15'8" n/t 2'8" (2.11m x 4.78m n/t 0.81m)

Door into hallway, telecom entry phone system, airing cupboard housing water tank, fuse box, wood effect flooring.

Kitchen

6'9" x 8'11" (2.06m x 2.72m)

Double glazed window to rear, the kitchen consists of matching wall & base units with worktops, stainless steel sink with mixer taps & drainer, extractor fan, tile effect flooring, partly tiled splash backs, electric wall heater, space for the following appliances:- electric cooker, washing machine & fridge/freezer.

Lounge / Diner

14'3" x 12" (4.34m x 3.66m)

Double glazed window to front, Juliet balcony, storage heater.

Bedroom 1

10'6" x 9'10" (3.20m x 3.00m)

Double glazed window to front, electric radiator.

Bedroom 2

6'9" x 12'10" (2.06m x 3.91m)

Double glazed window to rear, electric radiator, built in wardrobe.

Bathroom

6'7" x 6'7" (2.01m x 2.01m)

Bath with shower above, wash hand basin, WC, extractor fan, electric wall heater, mirror cabinet, tile effect flooring, partly tiled splash backs.

Communal Grounds / Parking

The site benefits from communal grounds, there is a bin store and residents parking offered on a first come first serve basis.

Agents Note

We have been informed by the vendor that the property is leasehold. The lease started at 999 years and there is 964 years remaining for this property. There is an annual ground rent of £25 and service charge of £1,240, buildings insurance is included in the service charge. The management company is First Port.

All of this information needs to be verified by a solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	83
(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	

