



Like what you see?

Get in touch to arrange a viewing!

📞 T: 0117 9328165

✉️ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

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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.

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.
Made with Mapbox ©2026



Council Tax Band: B | Property Tenure:

2 DOUBLE BEDROOM FIRST FLOOR FLAT!! ALLOCATED PARKING!! Blue Sky are pleased to offer for rent this 2 bedroom first floor apartment on the popular location of Hollybrook Park on Clarence Road. The property is within walking distance to Barton Fields, local shops & amenities on Lodge Causeway. The accommodation comprises; hallway, bright and airy spacious lounge/kitchen with large balcony, three piece white bathroom suite and two double bedrooms one with en-suite with shower cubicle. Externally the property boasts balcony, communal gardens and allocated parking. Further benefits : Double glazing and bike store !! Ideally suited to a single person or couple!! A child considered but not suitable for students, sharers, smokers or pets!! Available Early March !!

Council Tax Band C
Holding Deposit 1 week : £265.38
Dilapidations Deposit 5 weeks : £1326.92

AWARD WINNING LETTINGS AGENT.



Hallway

Lounge / Kitchen

17'10 x 14'11 max (5.18m'3.05m x 4.27m'3.35m max)
Comprising of electric oven, hob and extractor fan

Fridge / freezer will be gifted

Bedroom One

12'04 x 11'06 (3.66m'1.22m x 3.35m'1.83m)
Incorporating of built in wardrobe

En-Suite

4'07 x 4'06 (1.22m'2.13m x 1.22m'1.83m)
Comprising of WC, wash hand basin and shower cubicle

Bedroom Two

12'02 x 8'08 (3.66m'0.61m x 2.44m'2.44m)

Bathroom

8'01 x 5'11 (2.44m'0.30m x 1.52m'3.35m)
With WC, wash hand basin and bath

Balcony

15'02 x 6'07 (4.57m'0.61m x 1.83m'2.13m)

Parking

Parking bay on side of building 3rd from RHS



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	81	85
EU Directive 2002/91/EC		

