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GROUNDFLOOR 668 sq.ft. (62.1 sq.m.) approx.



93 Hollybrook Park, Kingswood, Bristol, BS15 1SX

£1,150 PCM



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	81	85
(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	



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