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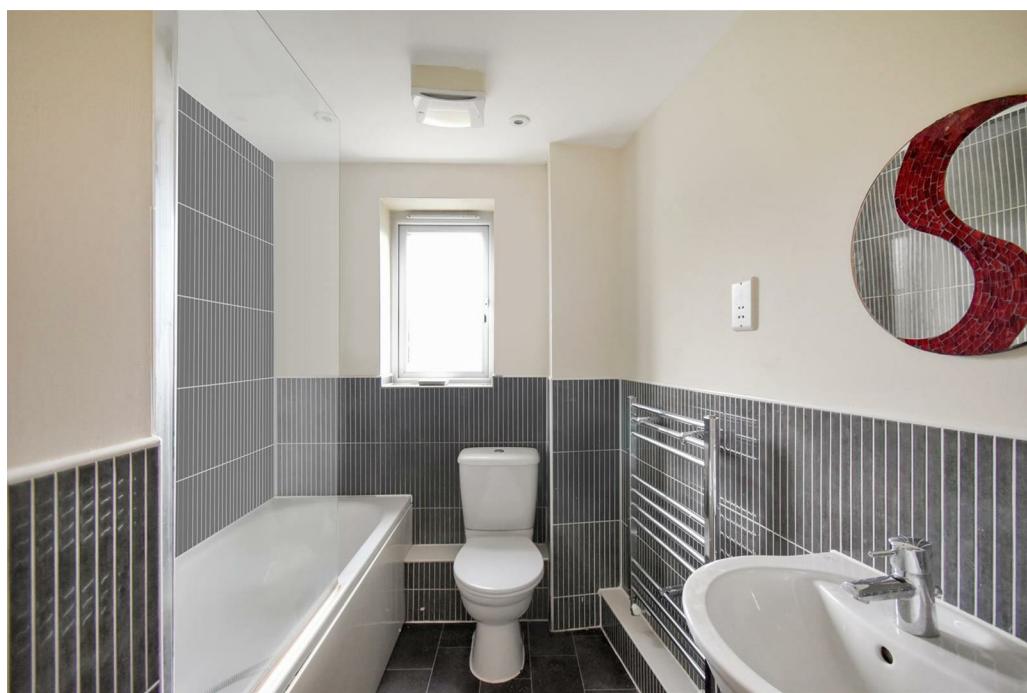
The logo for Blue Sky Sales & Lettings Management. It features the word "Blue" in a white, lowercase, sans-serif font above the word "Sky" in a larger, bold, white, lowercase, sans-serif font. Below the text is a stylized graphic consisting of three overlapping semi-circles in light blue, medium blue, and dark blue. A yellow diamond shape is positioned at the bottom left of the semi-circles. To the right of the semi-circles is a white shield-shaped outline.

Made with Metropix ©2018



Flat 2, 25 Sevastopol Road, Horfield, Bristol, BS7 0FJ

Offers In Excess Of £230,000



Council Tax Band: B | Property Tenure: Leasehold

HOME SWEET HOME, THIS GROUND FLOOR APARTMENT WILL STEAL YOUR HEART! Located in a delightful modern development of houses and apartments, nestled away from the world just off Gloucester Road, you'll find this fabulous, ground floor home. Accessed via entry phone system the apartment itself is bright and airy; you'll immediately be struck by just how spacious the hallway is and with not one but 2 separate storage cupboards there is plenty of storage space on offer too. Leading off the hallway you will find a modern bathroom, 2 bedrooms and open plan living space with lounge area, dining area and a modern fitted kitchen with built in appliances. Mature gardens give privacy to the front and the back looks out over well-tended communal gardens and a pathway leading to an allocated parking space. The property is well served by transport links and offers relatively easy access to the M4/5 motorway network too. Horfield Leisure Centre is also just at the end of the road who could ask for more, and with no onward chain you can move straight in!



Communal Entrance Hall

Entry phone system, post box, rear door to communal gardens and parking space, door to apartment.

Hallway

10'5 x 6'10 max (3.18m x 2.08m max)
Double glazed composite front door, radiator, entry phone, 2 x storage cupboards.

Lounge/Diner

18'5 x 12'11 (5.61m x 3.94m)
2 double glazed windows to front, radiator, opening to the kitchen.

Kitchen Area

8'7 x 7'4 (2.62m x 2.24m)
Double glazed window to rear, spot lights, range of wall and base units with worktop over, inset sink and drainer with mixer tap, single electric oven, inset gas hob above with cooker hood over, integrated tall fridge/freezer, integrated washer/dryer, cupboard housing gas combi boiler.

Bedroom 1

11'2 x 8'6 (3.40m x 2.59m)
2 double glazed windows to front, radiator, built in double wardrobe, wall mounted thermostat.

Bedroom 2

10'6 x 6'9' (3.20m x 2.06m')
Double glazed window to rear, radiator.

Bathroom

7' x 6'2 (2.13m x 1.88m)
Double glazed obscure window to rear, extractor fan, spot lights, tiling to walls, shaving point, heated towel rail, white suite comprising: panelled bath with shower over, pedestal wash hand basin, W.C.

Parking

Allocated parking bay number 2, to the rear of the property in a private car park.

Communal Gardens

The property has well maintained mature communal gardens to the front and rear.

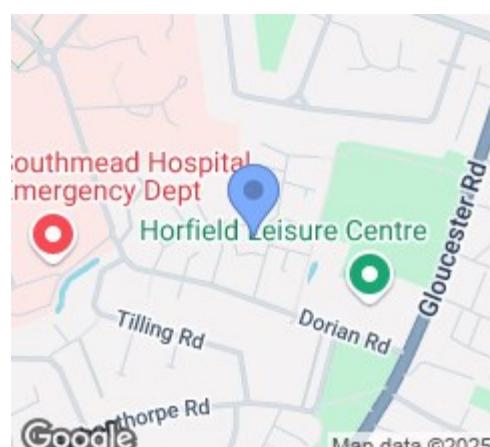
Agents Notes

The Lease is 999 years starting from 1st January 2010, so has approx. 984 years remaining. The ground rent is £267.77 per year. Details of the management company are to follow, and the seller has advised the annual service charge is approx. £1,500 per annum (awaiting written confirmation), these charges are subject to annual review in line with the index.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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	



The Property
Ombudsman



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