





Blue Sky
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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.





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		
(69-80) C	80	80
(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		

