



Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

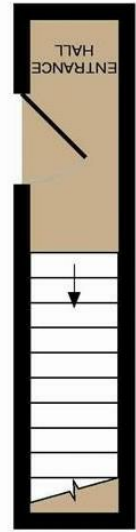
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Don't forget to register and stay ahead  
of the crowd.

**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/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: A | Property Tenure:

**BILLS INCLUDED, ONE DOUBLE BEDROOM FIRST FLOOR FLAT WITH PRIVATE ACCESS AND PARKING!! OFFERED FURNISHED!!** This ideal one bedroom furnished flat, situated in a quiet cul-de-sac, is a short walk from Hanham High Street and all the local amenities and transport links therein. Additionally the property comes with off street parking for one car, access to an outbuilding with laundry facilities and your own private entrance. Accommodation comprises, own private entrance to inner hallway and stairs to the apartment, good size double bedroom, generous lounge/diner which is open to the kitchen and a shower room with the use of a separate utility room. Available Early March 2026!! All bills included apart from Wifi and Broadband if you choose to have this. This cosy apartment is perfect for a working professional looking for stress free living. The landlord preference is a single person, not couples. No children, pets or smokers at this property.

Council Tax Band - included in Rent  
Holding Deposit 1 week : £242.31  
Dilapidations Deposit 5 weeks : £1211.54

AWARD WINNING LETTING AGENT.



**Lounge**  
12'8" x 11'8" (3.86 x 3.56)  
Restricted Height, with sofas included

**Kitchen**  
8'4" x 7'4" (2.54 x 2.24)  
Including free standing oven and hob

**Bedroom**  
12'5" x 14'0" (3.78 x 4.27)  
With double bed, wardrobe and bedside tables

**Shower Room**  
3'7" x 8'1" (1.09 x 2.46)  
Suite comprising of WC, wash hand basin and shower

**BILLS**  
Gas, water, electricity and council tax all included!! - Wifi/broadband is not included in the rent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

