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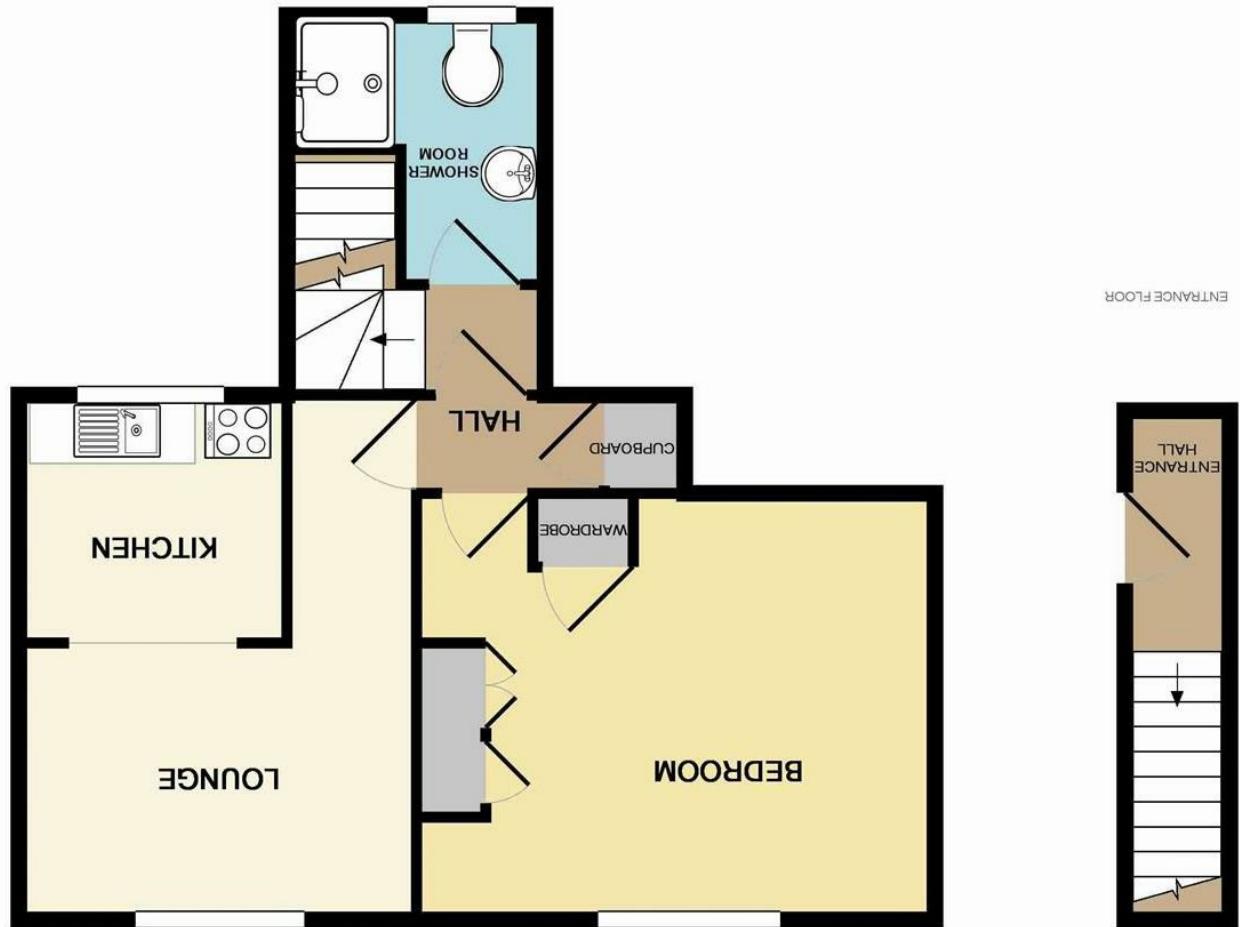
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1ST FLOOR



36a Vicarage Road, Hanham, Bristol, BS15 3AH

£1,050 PCM



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

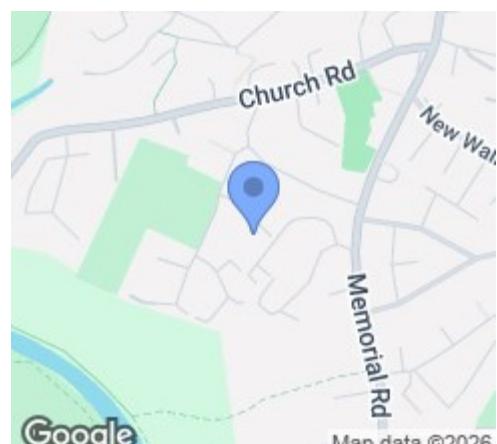
BILLS

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	



The Property
Ombudsman



arla propertymark
PROTECTED



naea propertymark
PROTECTED