



Approximate Area = 331 sq ft / 30.7 sq m  
 Outbuilding = 8 sq ft / 0.7 sq m  
 Total = 339 sq ft / 31 sq m  
 For identification only - Not to scale

**Ellan Hay Road, Bradley Stoke, Bristol, BS32**

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/drain 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.

**The Important Bit!**

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

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**Get in touch to arrange a viewing!**

**Like what you see?**



**38 Ellan Hay Road, Bradley Stoke, Bristol, BS32 0HB**

**£140,000**





Council Tax Band: A | Property Tenure: Leasehold

**COSEY RETREAT!!** Blue Sky are delighted to offer for sale this superb ground floor flat located on the ever popular road of Ellan Hay Road in Bradley Stoke. The property itself is nestled at the end of this cul-de-sac with a pleasant green outlook from the windows, you certainly feel like you are hidden away from the world! Location is ideal as local amenities in the area are close by as well as The Three Brooks Nature Reserve for those who love the outdoors, motorway connections are also close by. The current vendor has maintained this home to a good standard, all set to move into! The accommodation comprises: entrance hall, lounge/diner, kitchen and bedroom area with door to bathroom. Externally you will find an allocated parking space in the residents carpark and outside store. We think this home is a real gem, ideal home for investment or for those looking to get on the property ladder! Don't miss out! Call today to arrange your viewing!



**Entrance Hall**

4'5" x 3'11" (1.35m x 1.19m)  
Fuse board, wood effect flooring, double doors to lounge, radiator, double glazed door and double window to side.

**Lounge/Diner**

14'0" max x 9'7" max (4.27m max x 2.92m max)  
Double glazed window, radiator, wood effect flooring, doorway to kitchen, door to bedroom, storage cupboard with power.

**Kitchen**

8'11" x 5'3" (2.72m x 1.60m)  
Double glazed window, wood effect flooring, wall and base units, worktops, cooker hood, sink/drainer, space for fridge, space for washing machine, space for gas cooker, tile splash backs, wall mounted gas combi boiler.

**Bedroom Area**

14'0" x 6'4" (4.27m x 1.93m)  
Wood effect flooring, radiator, door to bathroom.

**Bathroom**

6'10" x 5'3" (2.08m x 1.60m)  
Double glazed window, W.C, wash hand basin with vanity, heated towel rail, shower screen, part tiled walls, wood effect flooring, enclosed bath with shower over.

**Outside Store**

Private outside store with shelves.

**Parking**

One allocated parking bay, bay 38.

**Communal Grounds**

For use of the residents, visitors parking, bin area.

**Agent Note**

The vendor has advised the property is leasehold and there are 89 years remaining on the lease. There is an annual ground rent charge of £125. The ground rent increases by £50 every 25 years, next increase is 2039. There is an annual service charge of £545.86. The service charge is reviewed yearly.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(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	

