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📞 t: 0117 9328165

✉️ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

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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/drailed 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.

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



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Council Tax Band: A | Property Tenure:

BRIGHT AND AIRY ONE BEDROOM APARTMENT !! PARKING !! This first floor one bedroom apartment is situated in Parsonage Street in the centre of Dursley and is accessed via the main high street opposite Sainsburys supermarket. The property is ideally situated for the town facilities including supermarkets, a range of local traders, library, swimming pool and sports hall. Dursley is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Property comprises of private entrance, inner hall, kitchen/living room with electric oven and hob, spacious bedroom with door out to roof, shower room with cupboard space, one for washing machine and other for storage. Offered Unfurnished and 5th June! This property is not suitable for smokers, students or sharers.

Council Tax Band :tbc
 Holding Deposit 1 week : £196.15
 Dilapidations Deposit 5 weeks : £980.77

AWARD WINNING LETTINGS AGENT.



- Hallway**
4'10 x 3'2 (1.47m x 0.97m)
- Lounge / Kitchen**
16'6 x 13'11 (5.03m x 4.24m)
- Bedroom**
12'4 x 10' (3.76m x 3.05m)
- Shower Room**
7'7 x 6'13 (2.31m x 1.83m)
2 storage cupboards



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

