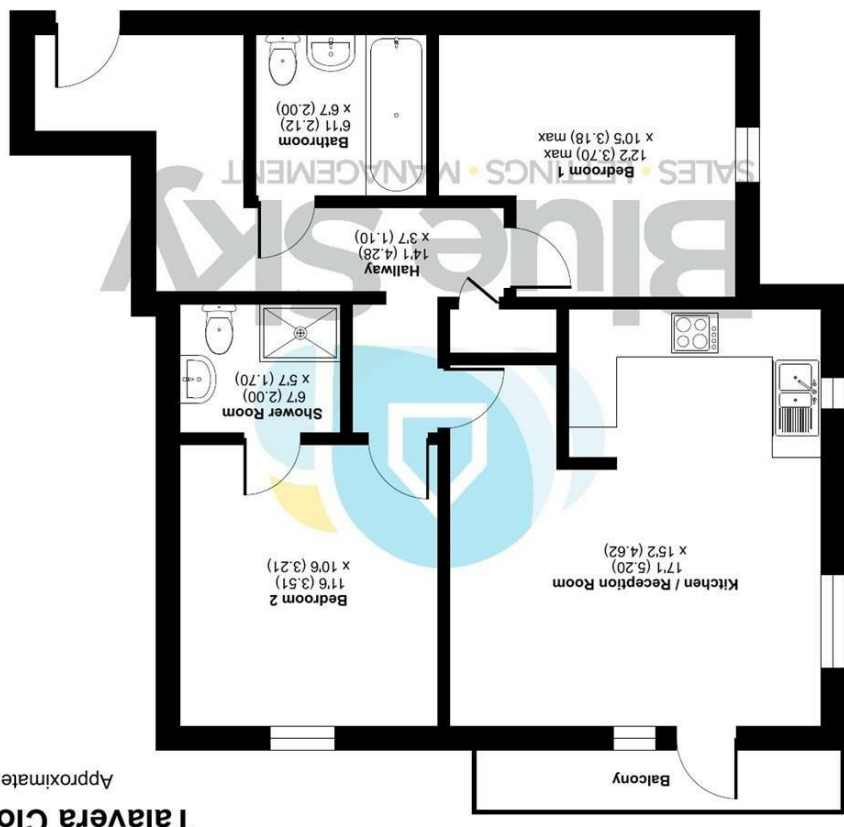


FIRST FLOOR



Talavera Close, Bristol, BS2  
 Approximate Area = 730 sq ft / 67.8 sq m  
 For identification only - Not to scale

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/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.

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68 Talavera Close, Old Market, Bristol, BS2 0EF  
 Offers In The Region Of £250,000





Council Tax Band: B | Property Tenure: Leasehold

**Location! Location! Offered with No Onward Chain!**  
 This fabulous two bedroom apartment is located within Bristol's Old Market area, giving City Centre living at its' best! Being offered with no onward chain is a further bonus here. Commanding an enviable position with leafy views and having access to green spaces, this property really does have that extra something. The fact that you can enjoy a full balcony for al-fresco moments, is a further plus point. Internally, this home benefits from Gas central heating and has an en-suite shower room in addition to the main bathroom. There is a lift within the building, making access easy. Open plan living, is enhanced by the corner position of this delightful apartment. There is allocated parking space, along with bicycle and bin storage. Those working within the city of Bristol, or looking to commute will be well catered for. With all that Bristol has to offer being right on your doorstep, makes this property an excellent choice! Call Blue Sky to arrange your viewing!



**Communal Hall**

Stairs and lift to access apartments, letter boxes are located to the outside of the building

**Hallway**

14'1 x 3'7 (4.29m x 1.09m)  
 Door to front, intercom system, doors to rooms, storage cupboard housing fuse box with slatted shelving, radiator.

**Open plan Living Area, Kitchen / Lounge / Dining**

17'1 x 15'2 (5.21m x 4.62m)  
 Double glazed French door and window to rear from dining area leading to full balcony, Tv and satellite point, two double glazed windows to side aspect. In the kitchen area there are a range of wall and base units with work tops over, cupboard housing boiler, tiled floor, electric oven and hob with extractor over, one and a half bowl sink and drainer, plumbing for washing machine. Dining area is carpeted.

**Bedroom One**

12'2 x 10'5 (3.71m x 3.18m)  
 Double glazed window to rear, door to en-suite, radiator.

**En-Suite**

6'7 x 5'7 (2.01m x 1.70m)  
 Part tiled walls, shower cubicle, W.C., tiled floor, pedestal wash hand basin, extractor, radiator.

**Bedroom Two**

11'6 x 10'6 (3.51m x 3.20m)  
 Double glazed window to side, radiator.

**Bathroom**

6'11 x 6'7 (2.11m x 2.01m)  
 Part tiled walls, panelled bath with mixer taps and shower over, tiled floor, W.C., pedestal wash hand basin with mixer tap, extractor, radiator.

**Balcony**

Full balcony with metal balustrade, feature panels, and panelled floor boards.

**Allocated Parking**

Parking space number 68

**Agents Note**

The Vendor has advised the property is Leasehold, with 106 years remaining. The annual Ground Rent charge is : £250. The annual Service charge is: £1,504. All this information needs to be confirmed via a Solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

