

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 in the 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/drainaged, 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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T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



MADE WITH MAPBOX ©2024  
TOTAL FLOOR AREA: 398 sq. ft. (37.0 sq. m.) approx.



GROUND FLOOR  
398 sq. ft. (37.0 sq. m.) approx.



4b West Street, St. Philips, Bristol, BS2 0BH

£995 PCM



Council Tax Band: A | Property Tenure:

ONE BEDROOM FLAT WALKABLE DISTANCE TO CITY CENTRE OR TEMPLE MEADS!! Nestled in the heart of St. Philips, Bristol, this charming top-floor flat on West Street offers a delightful living space perfect for individuals or couples. The flat features a spacious double bedroom, providing a comfortable retreat at the end of the day. The open-plan kitchen with integrated appliances and lounge area is a standout feature. With a modern bathroom with shower over the bath. This property is ideal for anyone wanting to enjoy the vibrant lifestyle that Bristol has to offer, with its array of shops, restaurants, and cultural attractions just a stone's throw away.

Further benefits include: Low Council Tax - Band A! Gas central heating. Offered Unfurnished and Available NOW!! Ideally suited to a single person or couple!! Not suitable for students, sharers, smokers or children!!

Council Tax Band: A  
 Holding Deposit 1 week : £275.77  
 Dilapidations Deposit 5 weeks : £1378.85

AWARD WINNING AGENT



**Communal Entrance**

Door into communal entrance, telecom entry phone system, post box,

fridge/freezer, washing machine,

**Hallway**

6'0" x 6'0" (1.83m x 1.83m)  
 telecom entry phone system

**Bedroom**

9'0" narrows to 6'0" x 13'0"  
 narrows to 11'0" (2.74m  
 narrows to 1.83m x 3.96m  
 narrows to 3.35m)

**Bathroom**

8'0" x 6'0" (2.44m x 1.83m)  
 Bath with shower above,  
 wash hand basin and W.C.

**Kitchen/Lounge**

21'0" x 10'0" (6.40m x 3.05m)  
 Includes electric oven, gas  
 hob and extractor hood and  
 integrated appliances



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

