



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.

10205 sq.m. (38.4 sq.m.) approx.
Made with Mapbox 6.0.0.25

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/drainage 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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Like what you see?





Council Tax Band: B | Property Tenure: Leasehold

Located in the vibrant area of Waterloo Road, Bristol, this charming top floor apartment presents an excellent opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms, this property offers a comfortable living space that is both practical and inviting. The heart of the home is the open plan kitchen and lounge, which is designed to create a seamless flow between cooking and relaxation. The kitchen is equipped with fitted appliances, making it ideal for those who enjoy culinary pursuits or entertaining guests. The layout maximises natural light, creating a warm and welcoming atmosphere throughout. This apartment boasts the added benefit of being a vacant property with no onward chain, allowing for a smooth and hassle-free purchase process. Additionally, there is no ground rent charge, which is a significant advantage for prospective buyers looking to manage their expenses effectively. Situated within walking distance to Bristol City Centre, residents will enjoy easy access to a plethora of shops, restaurants, and cultural attractions that the city has to offer. This prime location ensures that you are never far from the vibrant life of Bristol, while still enjoying the tranquillity of a residential setting. In summary, this delightful two-bedroom apartment on Waterloo Road is a rare find, combining modern living with an enviable location. Whether you are looking to make it your home or an investment, this property is sure to impress. Do not miss the chance to view this exceptional opportunity.



Communal Entrance

Door into building, stairs leading to top floor flat, telecom entry phone system,

Hallway

11'08" x 3'07" (3.56m x 1.09m)

Door into flat, telecom entry phone system, radiator, fuse box, ceiling light,

Bedroom 1

12'05" max x 11'05" max (3.78m max x 3.48m max)

2x sash windows to front & side, curved room, radiator, ceiling light,

Bedroom 2

16'03" max x 7'04" max (4.95m max x 2.24m max)

2x sash windows to front, radiator, ceiling light,

Kitchen/Lounge

20'05" max x 9'11" max (6.22m max x 3.02m max)

Sash window to side, kitchen consists of a stainless steel sink

with mixer taps & drainer, matching wall and base units with worktops, following appliances are integrated:- electric oven, gas hob with extractor hood above, free standing washing machine and fridge freezer, wood effect flooring in kitchen area, partly tile splashbacks, 2x radiators, ceiling light, gas combi boiler,

Bathroom

7'08" x 5'00" (2.34m x 1.52m)

Bath with shower above, wash hand basin and W.C, radiator, ceiling spotlights, extractor fan, tile effect flooring, partly tile splashbacks,

Agent Note

The vendor has advised the property is leasehold, lease years 132 and service charge is £1,282. The vendor has advised there is no ground rent payable. The next service charge review is to be confirmed by the management company.



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		
	72	77
England & Wales	EU Directive 2002/91/EC	

