



GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.
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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/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.

The Important Bit

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

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28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



97 Hollybrook Park, Kingswood, Bristol, BS15 1SX
£1,100 PCM





Council Tax Band: B | Property Tenure:

2 DOUBLE BEDROOM FIRST FLOOR FLAT!! ALLOCATED PARKING!! Blue Sky are pleased to offer for rent this 2 bedroom first floor apartment on the popular location of Hollybrook Park on Clarence Road. The property is within walking distance to Barton Fields, local shops & amenities on Lodge Causeway. The accommodation comprises; hallway, bright and airy spacious lounge/kitchen with large balcony, three piece white bathroom suite and two double bedrooms one with en-suite with shower cubicle. Externally the property boasts balcony, communal gardens and allocated parking. Further benefits : double glazing and bike store.

Council Tax Band: B
Holding Deposit 1 week : £253.85
Dilapidations Deposit 5 weeks : £1,269.23.

AWARD WINNING LETTINGS AGENT.



Hallway

Lounge / Kitchen

17'10 x 14'11 (5.44m x 4.55m)
Comprising of oven, hob and extractor fan. Fridge/freezer and washing Machine - gifted to tenant

Bedroom One

12'04 x 11'06 (3.76m x 3.51m)
Includes large wardrobe and chest of drawers.

Ensuite

4'07 x 4'06 (1.40m x 1.37m)
Comprising of WC, wash hand basin and shower cubicle.

Bedroom Two

12'02 x 8'08 (3.71m x 2.64m)

Bathroom

8'01 x 5'11 (2.46m x 1.80m)
Comprising of WC, wash hand basin and bath.

Balcony

15'02 x 6'07 (4.62m x 2.01m)

Parking

One allocated space.



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	83	86
EU Directive 2002/91/EC		

