



### **7 Gilbert Apartments Gilbert Road, Bristol, BS15 1RH**

**£1,100**

Finished to a high specification this one-bedroom flat is available to let and offers an open-plan layout and access to both parking and a garden.

The layout is designed to accommodate modern living with its open plan kitchen/living area and high end finish. The kitchen has integrated Bosch appliances and has plenty of storage space.

The bathroom comprises shower cubicle with a 'rain style' shower, wash hand basin with storage unit below, wc and heated towel rail.

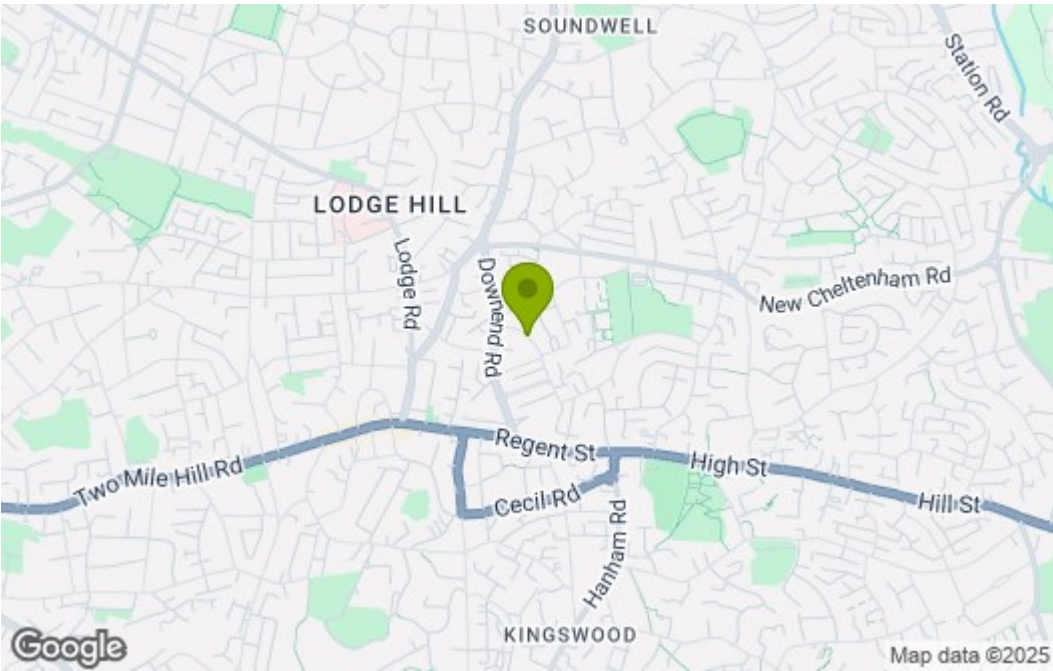
Outside, the flat benefits from a private garden area situated to the side of the building and allocated parking space with additional visitor parking available.

Public transport links are available via local bus services connecting Kingswood with Bristol city centre and surrounding districts. The property is within easy reach of a range of local amenities including supermarkets, independent shops, cafés, and services along Kingswood High Street. There are several green spaces nearby, such as Kingswood Park, which offers open lawns, play areas, and walking routes.

This property is a new build and has not yet been allocated a Council Tax band. Once the banding has been confirmed, the local authority will issue a Council Tax bill. The successful tenant will be responsible for ensuring that all Council Tax charges are paid in full.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

