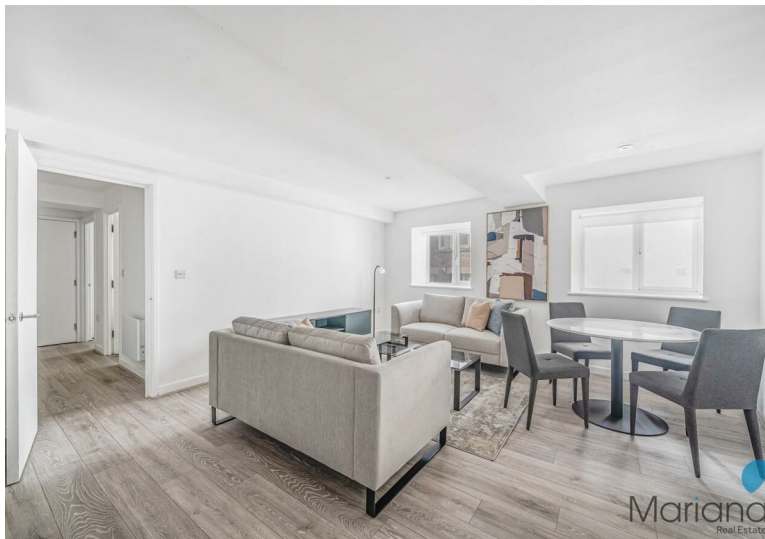




Situated in an enviable location, and in the heart of the city centre, a refurbished, and fully furnished Two bedroom, One bathroom apartment located on the second floor of this beautiful period building in Clare Street. The apartment boasts wood flooring throughout, two bedrooms with fitted wardrobes, one refurbished bathroom, a well-proportioned reception room with open plan kitchen.

Cheltenham House is located in Bristol's historic city centre and benefits from close proximity to a plethora of the areas bohemian cafes and restaurants. This fabulous location is to local amenities such as The Watershed, Castle Park, and the local trendy boutiques and shopping malls. Transport facilities are excellent, and both bus services and main line train station are close by.



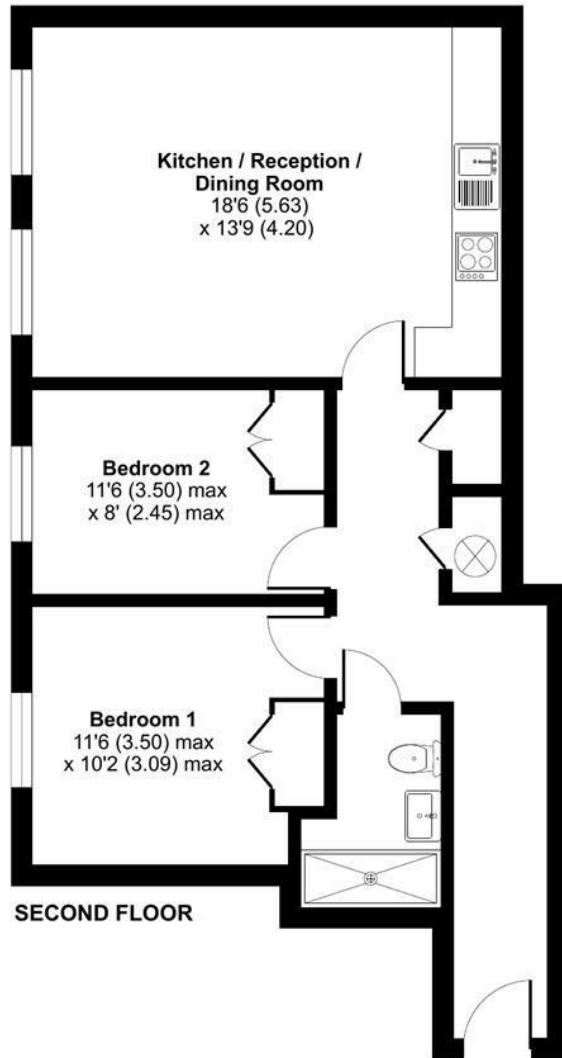




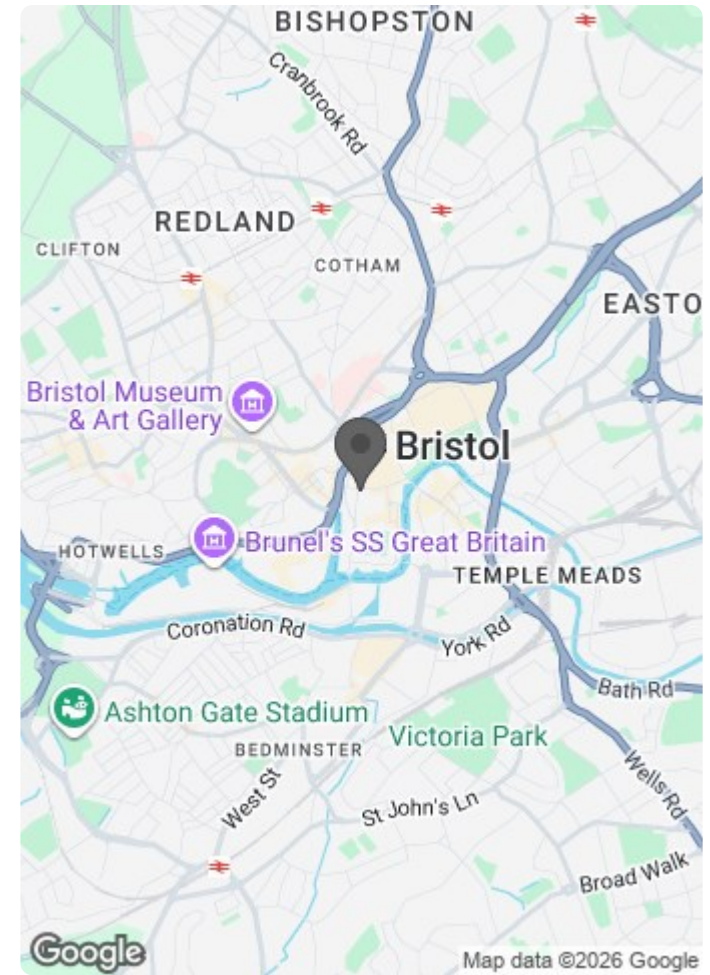
Clare Street, Bristol, BS1

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2024. Produced for Mariana Real Estate Ltd. REF: 1153295



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	