



**Flat 7 Cheltenham House, Clare Street  
Bristol, Gloucestershire BS1 1YA  
£1,900 Per Month**

Situated in an enviable location, and in the heart of the city centre, a recently refurbished, and fully furnished Two bedroom, One bathroom apartment located on the second floor of this beautiful period building in Clare Street.

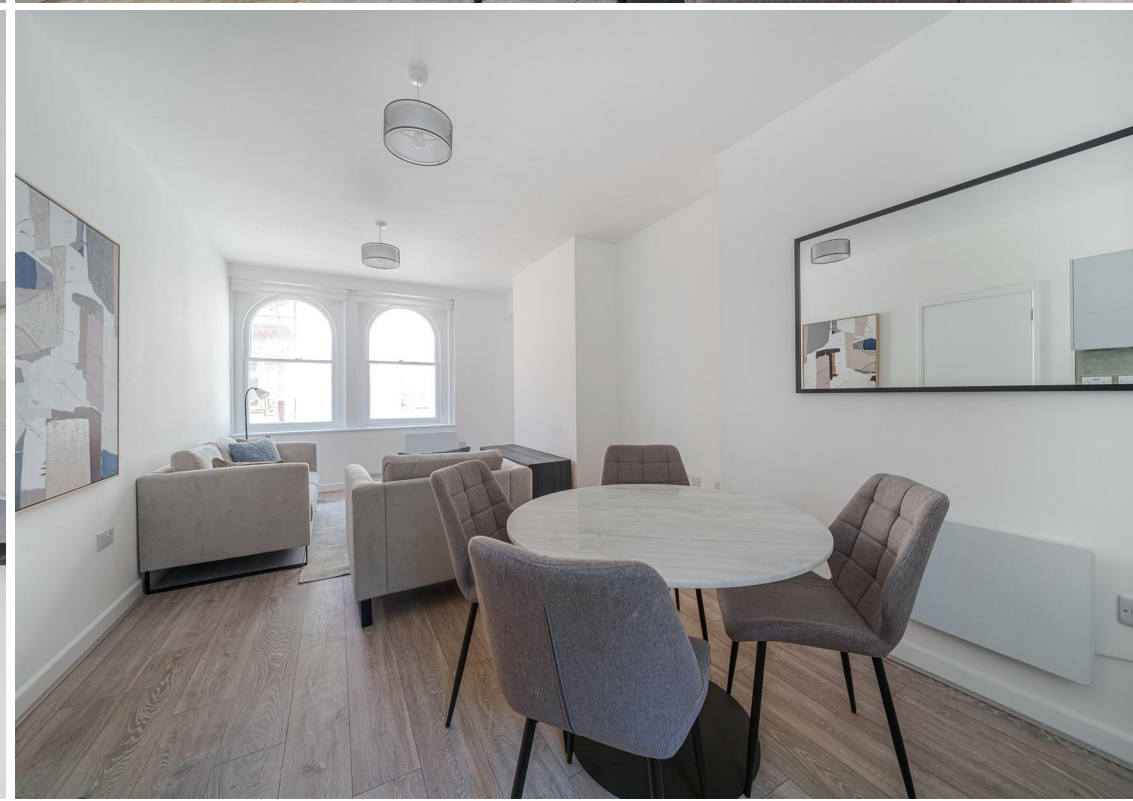
The apartment boasts wood flooring throughout, two well-proportioned bedrooms with fitted wardrobes, one newly refurbished bathroom, a well-proportioned reception room with open plan kitchen.

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.

Available from mid May.





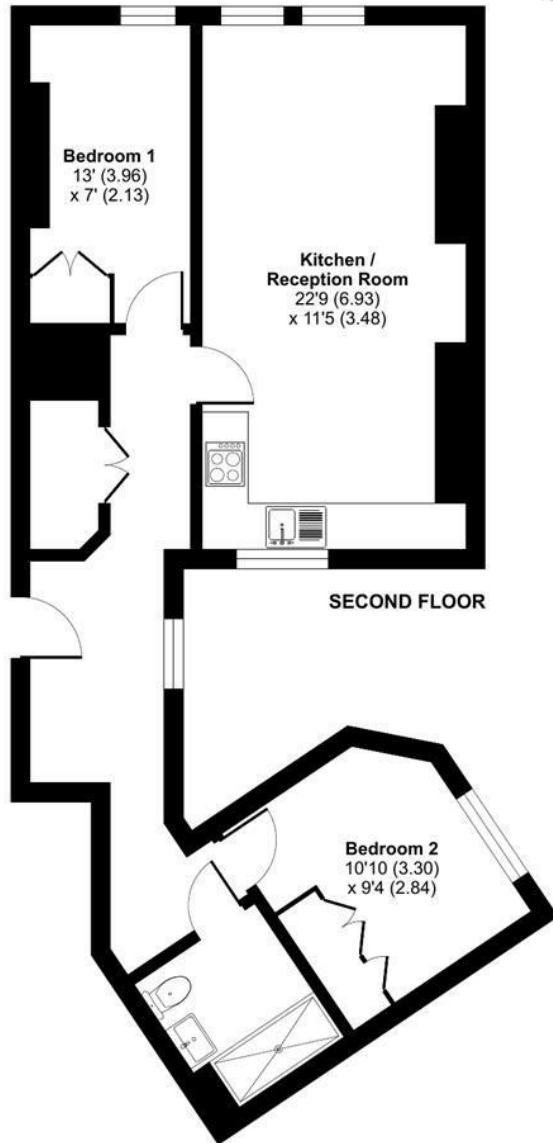




# Clare Street, Bristol, BS1

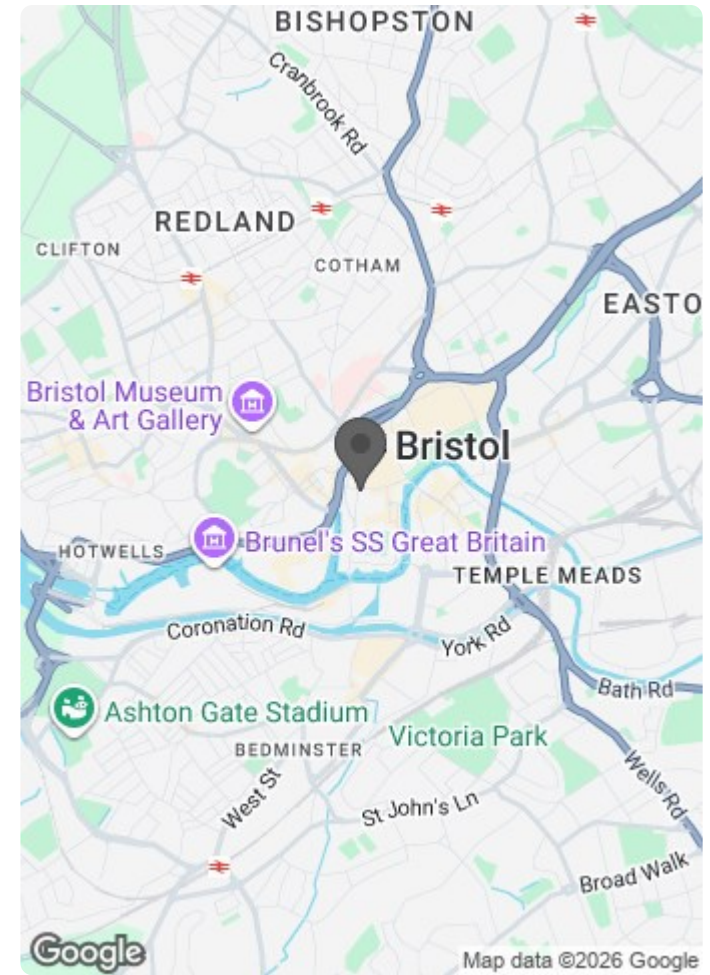
Approximate Area = 668 sq ft / 62 sq m

For identification only - Not to scale



**Certified Property Measurer**

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: 1126080.



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			
		67	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	