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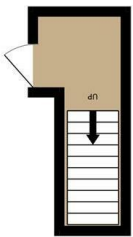
Don't forget to register and stay ahead
of the crowd.

The Important Bit

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/drain 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.



1st Floor (76.4 sq.m.) approx.



Ground Floor (56.8 sq.m.) approx.

TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.
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Council Tax Band: A | Property Tenure:

NEWLY RENOVATED TWO DOUBLE BEDROOM FLAT !! Located at College Avenue in the delightful area of Fishponds, Bristol. This property has been newly renovated with an new modern kitchen and large modern bathroom. The property has a large lounge which leads onto two double bedrooms, there is ample space for a couple, or even for those who desire a guest room or home office.

Situated in a vibrant neighbourhood, this flat offers the quintessential Bristolian lifestyle with its proximity to local amenities, green spaces, and excellent transport links. Whether you fancy a leisurely stroll in the park or a quick commute into the city centre, this location provides the best of both worlds.

Further benefits include: Low Council Tax - Band A! uPVC double glazing and gas central heating. Offered Unfurnished and Available NOW!! Ideally suited to a single person or couple!! Not suitable for students, sharers, smokers, children or pets!!

Council Tax Band: A
Holding Deposit 1 week : £288.46
Dilapidations Deposit 5 weeks : £1442.31

AWARD WINNING AGENT



Landing
17'1 x 6'9 (5.21m x 2.06m)

Kitchen
13'0 x 9'5 (3.96m x 2.87m)
Newly fitted modern kitchen incorporating free standing electric oven with extractor fan over and an integrated fridge/freezer.

Lounge
16'11 x 11'10 (5.16m x 3.61m)

Bedroom One
16'11 x 8'2 (5.16m x 2.49m)

Bedroom Two
12'8 x 7'10 (3.86m x 2.39m)

Bathroom
12'10 x 6'10 (3.91m x 2.08m)
Comprising of a new bath with shower over, WC and wash hand basin.

Patio outside front door.



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	49	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

