




SALES • LETTINGS • MANAGEMENT

# Like what you see?


Get in touch to arrange a viewing!

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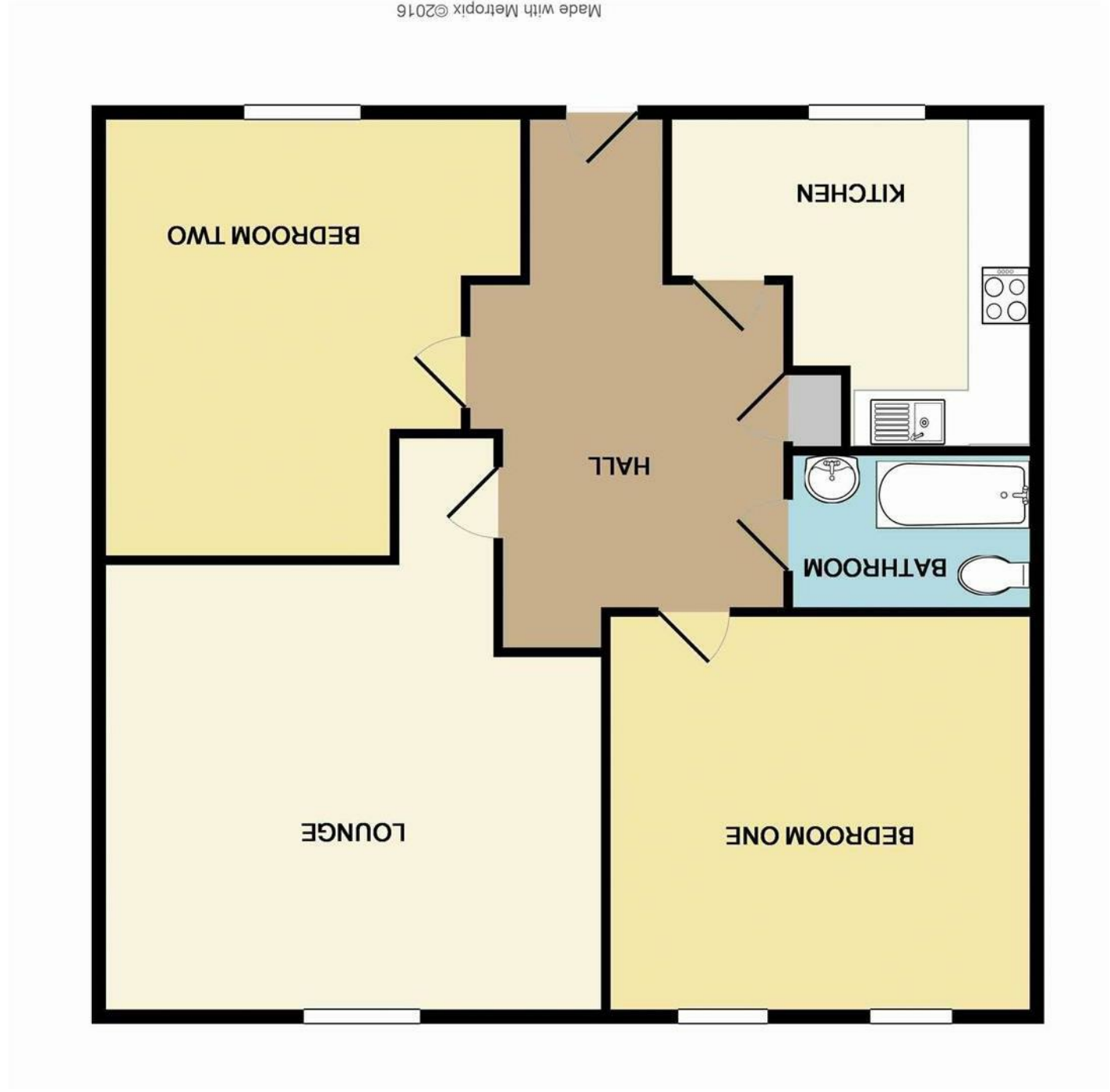
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**The Important Bit!**

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/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.







Council Tax Band: B | Property Tenure:

\*\*\* FULL DIARY OF VIEWINGS ON THIS PROPERTY UNABLE TO BOOK ANYMORE \*\*\*  
TWO BEDROOMS!! POPULAR LOCATION!! Large Loft Style, two bedroom apartment located on the top floor offering larger than average rooms. Situated in Old Market, this property is minutes away from the city centre, Cabot Circus and Temple Meads train Station. The layout offers an kitchen with integrated appliances and dining area, light and airy lounge. Two double bedrooms, bathroom with white bathroom suite with shower over and hallway area also are good sizes. The property comes unfurnished with Council Tax band B Offered unfurnished and available Early September !!. Not suitable for Pets, Smokers or Students. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Hallway**  
16'2" x 8'8" max (4.93 x 2.64 max)

**Kitchen / Diner**  
11'7" x 11'3" max (3.53 x 3.43 max)

**Bathroom**  
8'9" x 5'3" (2.67 x 1.60)  
Comprising of a 3 piece white suite with WC., wash hand basin, bath with shower over.

**Bedroom One**  
14'9" x 14'1" (4.50 x 4.29)

**Bedroom Two**  
14'6" x 13'4" (4.42 x 4.06)

**Lounge**  
16'8" x 17'5" (5.08 x 5.31)



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		
	74	76
England & Wales	EU Directive 2002/91/EC	

