



SARAH CLARK
PROPERTY CONSULTANTS

FLAT 1 |
30 BALFOUR ROAD, BS3 2AF

Lovely one bedroom, unfurnished flat available from

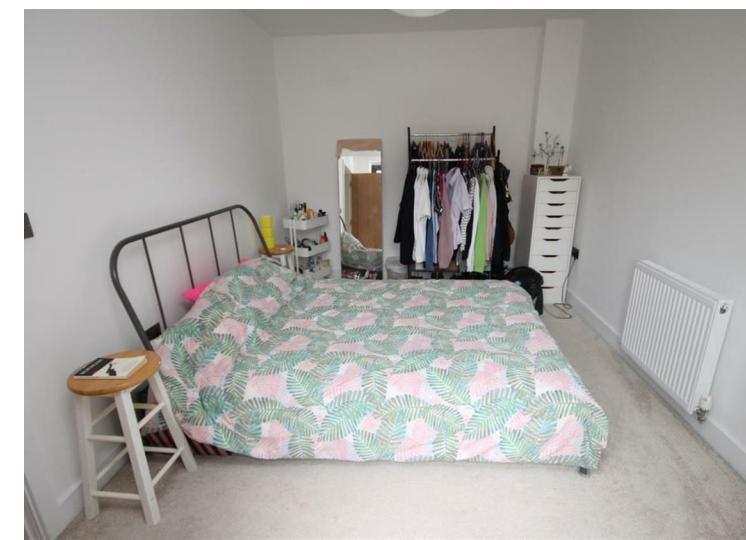
. Located close to the very popular North Street in Bedminster with its range of bars, restaurants and shops all within walking distance. There is great access to the city centre and Wapping Wharf.

This lovely flat has all modern amenities and the extra benefit of a private rear decked garden. The accommodation consists of an open-plan lounge and kitchen with doors leading out to the rear decked garden. There is a good sized double bedroom which also has doors to the rear decked garden. The kitchen includes a gas hob, electric oven, fridge and washer/dryer and range of wall and base units.

The modern bathroom includes a bath with shower over, wc, basin and useful mirrored storage unit.

The flat also benefits from use of a shared storage area which has secure access.

Please be aware there are building works currently taking place next to the flat - please ask the office for more information.



Features



TENURE

SERVICES

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LOCAL AUTHORITY

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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