



SARAH CLARK
PROPERTY CONSULTANTS

FLAT 1 |
GROSVENOR ROAD, BRISTOL, BS2 8YA

Available Now. This good sized Maisonette has two double bedrooms and two bathrooms and is available fully furnished.

The property is situated in the vibrant area of St Paul's as well as Stokes Croft and Gloucester Road which has an exciting array of independent shops, cafes and restaurants.

The good sized accommodation consists of: on the ground floor there is a spacious lounge and kitchen/dining room and the family bathroom. The kitchen has a range a wall and base units providing storage, and integrated appliances including electric oven and hob, microwave, fridge/freezer, dishwasher and washing machine.

The bathroom has a white three piece bathroom suite with bath with shower over, wash hand basin and wc.

On the lower ground floor are two double bedrooms and an additional shower room. There is also access to the private paved garden.

The property is situated in an area that enjoys easy access to major transport links via the M32 and is close to the City Centre and Cabot Circus.

Rent = £1550

Deposit = £1788

Council Tax Band = A

EPC = C

Minimum tenancy = 12 months

Features

- Available Now
- Two Double Bedrooms
- Furnished Maisonette
- Two Bathrooms
- Kitchen Dining Room
- Garden





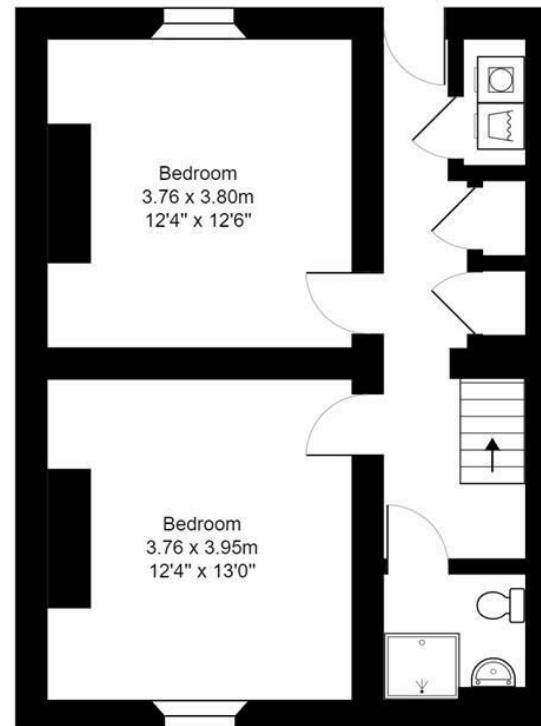
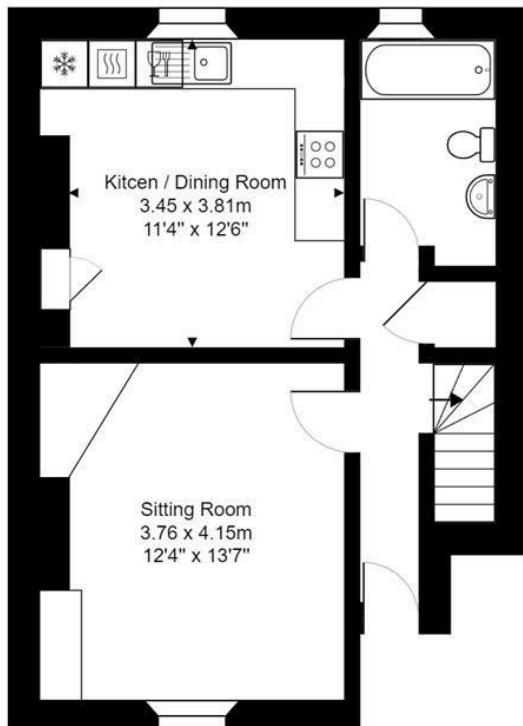
TENURE

SERVICES

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LOCAL AUTHORITY

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Raised Ground Floor
Area: 42.7 m² ... 459 ft²

Garden Level
Area: 48.1 m² ... 518 ft²

Total Area: 90.8 m² ... 977 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(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	85	
(81-91)	B	77	
(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	

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.