

Elm Road Studios



SARAH CLARK
PROPERTY CONSULTANTS

ELM ROAD STUDIOS |
ELM ROAD, BRISTOL, BS7 8RJ

Stylish Modern Maisonette near Trendy Gloucester Road

Available now this good sized maisonette offers stylish living in a fantastic location just moments from vibrant Gloucester Road.

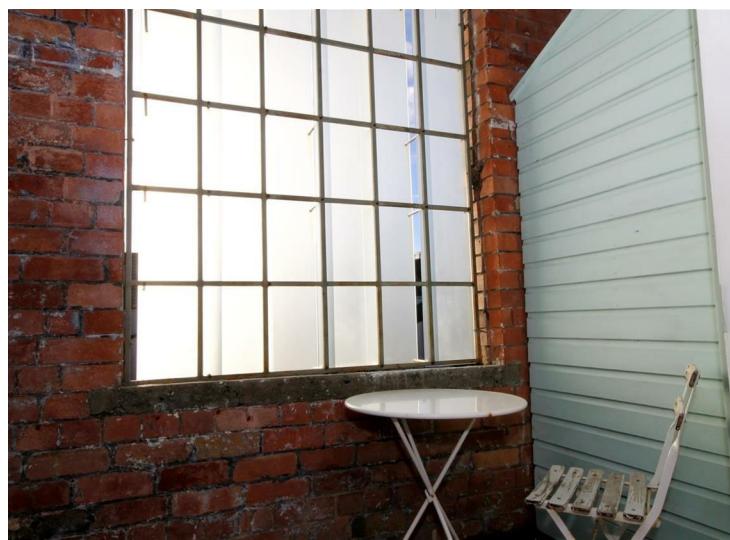
The property boasts a superb open-plan kitchen and dining area, fully fitted with white goods, perfect for relaxing evenings at home or entertaining guests, especially with its unique enclosed balcony. The bathroom features a sleek white suite, completing the lower level.

Upstairs, you'll find a bright and versatile space, with a master bedroom and a home office, or study area, enhanced by natural light from the roof windows.

Ideal for a single professional or couple.

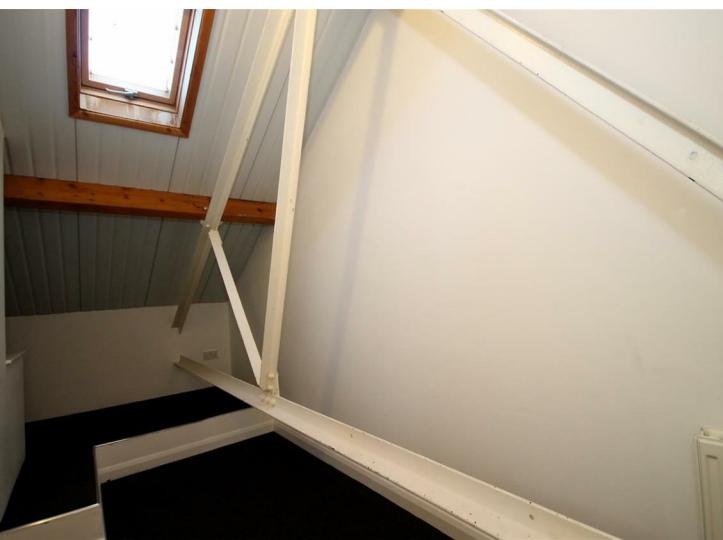
Council Tax Band: A

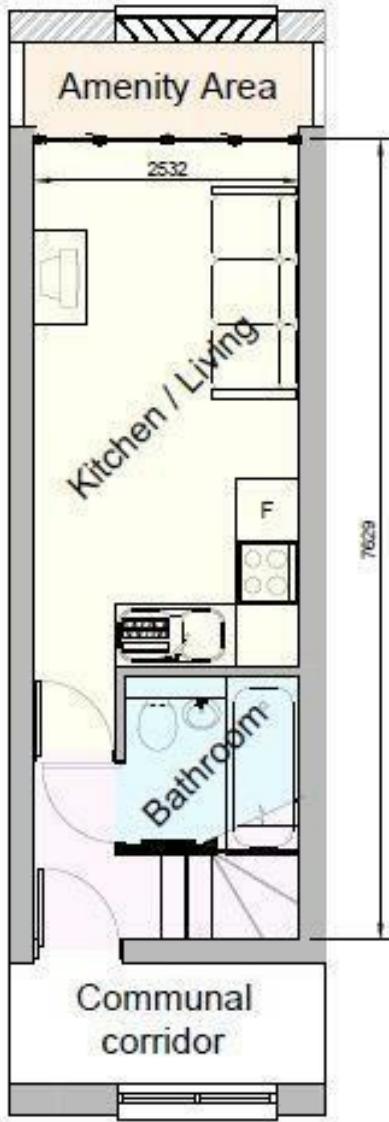
EPC - C



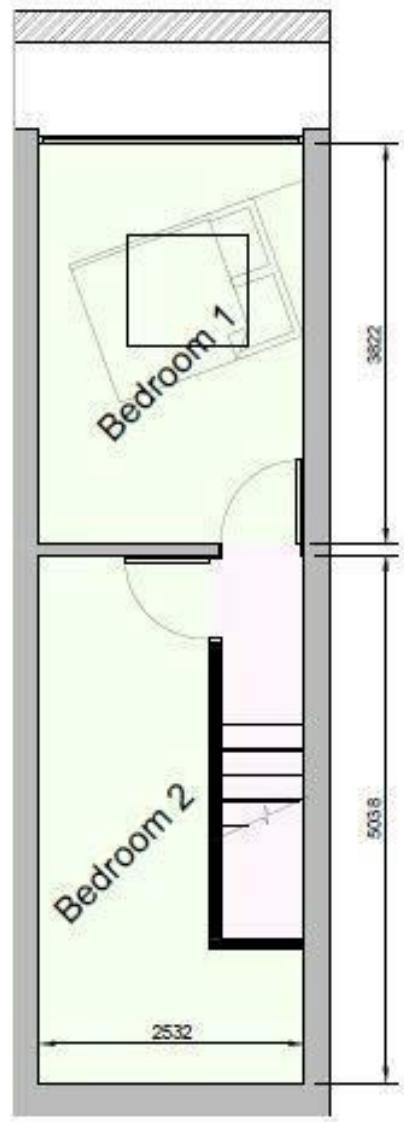
Features

- One Bedroom Maisonette
- Open-Plan Kitchen & Living
- Enclosed Balcony
- Unfurnished
- White Goods Included
- Available Now





Ground Floor Plan



First Floor Plan

TENURE

SERVICES

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LOCAL AUTHORITY

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	77	78
(81-91)	B		
(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	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO ₂ emissions			
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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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