

*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



B R A G G S   L A N E  
L A W R E N C E H I L L







## BRAGGS LANE

LAWRENCE HILL, BS2 0FS - £1,400



2 Bedroom(s)



2 Bathroom(s)

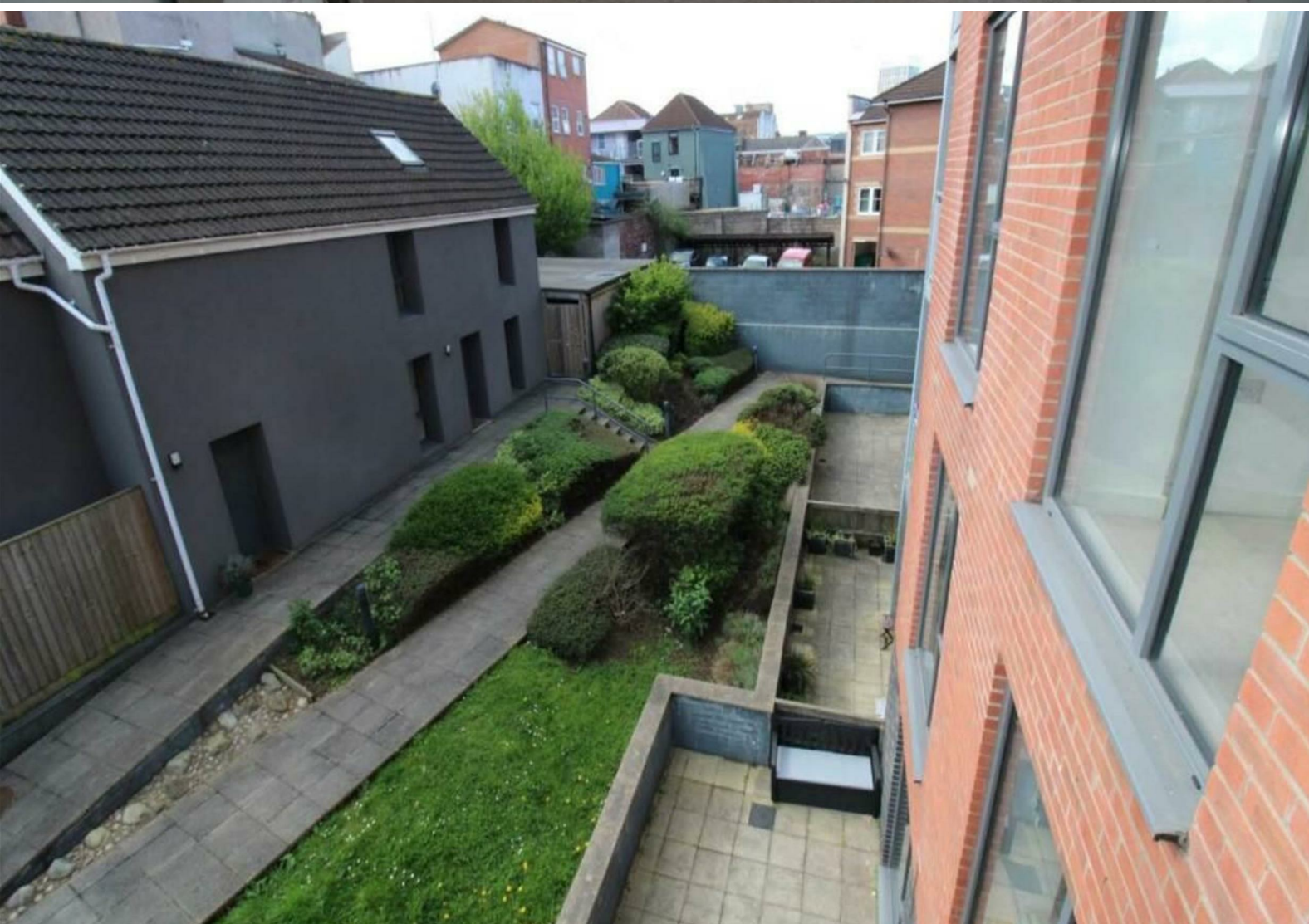
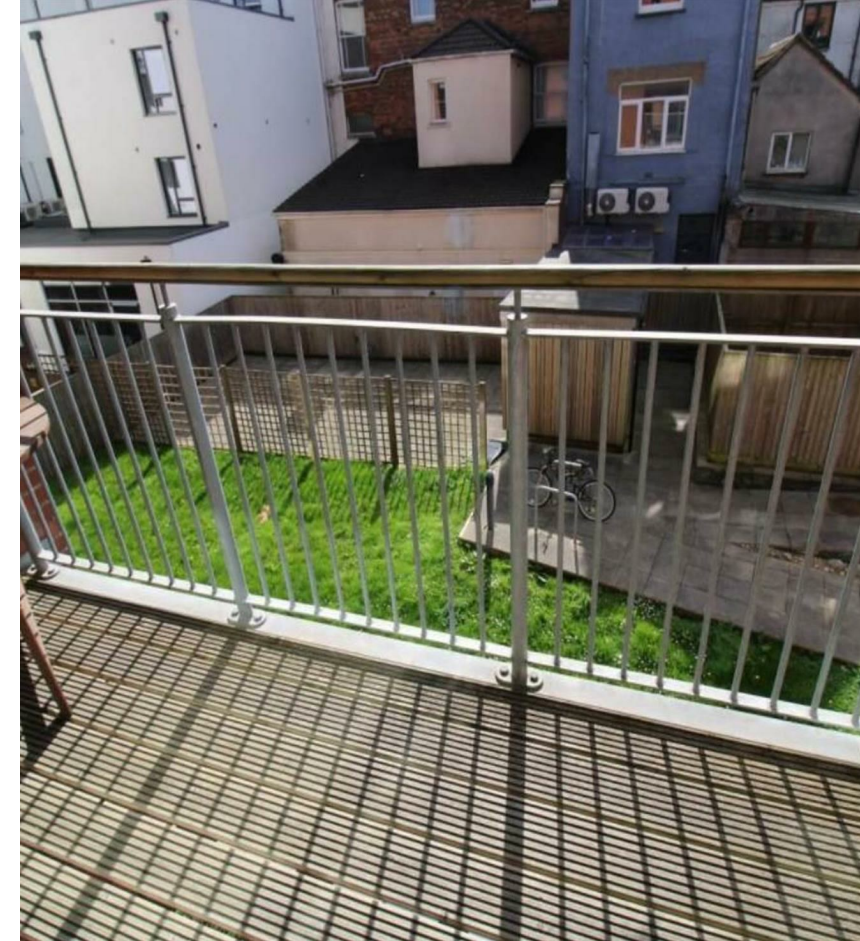


667.00 sq ft

\* AVAILABLE NOW \*

COOL CENTRAL BRISTOL CITY LIVING! The Property Outlet are delighted to offer this modern SECOND FLOOR APARTMENT to the rental market. The accommodation is accessed from the COMMUNAL ENTRANCE which has a LIFT to all levels. Comprising ENTRANCE HALLWAY, UTILITY ROOM, LARGE OPEN PLAN KITCHEN/LIVING ROOM, BALCONY, TWO DOUBLE BEDROOMS, EN/SUITE SHOWER ROOM/WC & a further BATH/SHOWER ROOM/WC. Offered UNFURNISHED with WHITE GOODS that include an ELECTRIC HOB/ELECTRIC OVEN, FRIDGE/FREEZER, DISHWASHER, TUMBLE DRYER & WASHING MACHINE. The apartment further benefits from DOUBLE GLAZING & ELECTRIC HEATING. Outside there are COMMUNAL GARDENS & a BIKE STORAGE AREA. The apartment is located close to local amenities, local shops, Old Market & the Cabot Circus shopping centre. The Property Outlet feel this home would ideally suit a couple or two professional sharers. Sorry no pets.

Holding Deposit £323.07



### COUNCIL TAX BAND - B

- Two Bedroom Apartment
- Unfurnished
- Well Presented
- Balcony
- Electric Hob/Oven
- Fridge/Freezer
- Dishwasher
- Suit Sharers
- Washing Machine
- Close To City Centre

### PROPERTY SPECIALIST

Mr Tony Wong

t.wong@thepropertyoutlet.co.uk

Property Management Co-ordinator







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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 