

80 Mina Road, Bristol, Avon, BS2 9XL

TEL: 0117 254 1133

Email: info@letsrentbristol.co.uk

www.letsrentbristol.co.uk



## Meridian Place

Clifton, Bristol, BS8 1JG

£1,350 Per Month



ONE DOUBLE BEDROOM TOP FLOOR FLAT / Penthouse Clifton in a Georgian Grade II listed building with combi boiler providing gas central heating and instant hot water. The apartment comprises; open plan spacious kitchen/sitting room, bathroom with white suite, double bedroom with good views. Office area at the top of the internal stairs. Ideally located for the Triangle and approximately 600 metres from Clifton Village with well known shops, bars and entertainment at Park street, easy walk to Bristol University or the BRI Hospital. The property is well-maintained and offered FURNISHED with some basic furniture in the living room (sofa, table, chairs), and a double bed in the bedroom. Street parking by permit. Early viewing recommended! Viewings available from 3rd April.

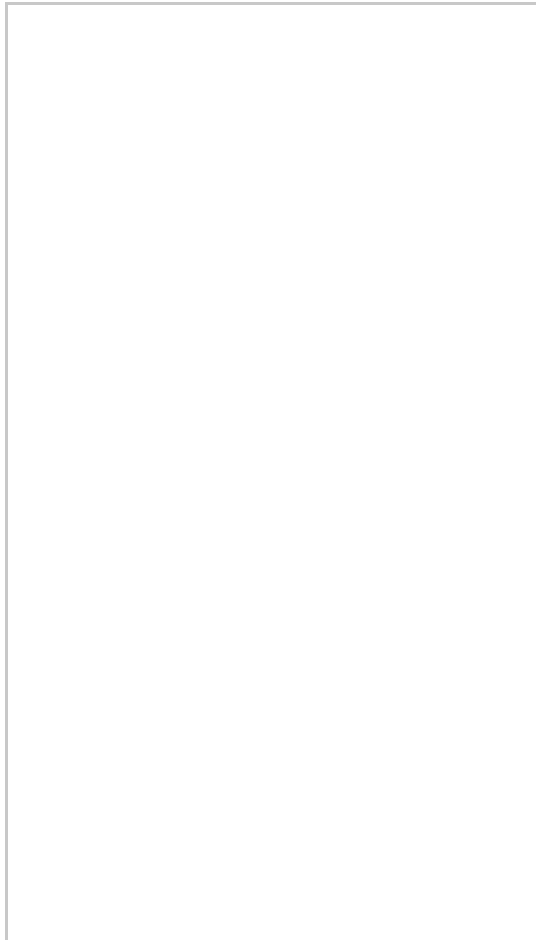
Property available immediately, Non-smokers only, no pets (sorry),  
Council tax Band A  
EPC Rating C, Current Gas Safety certificate in place.



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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