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## 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.



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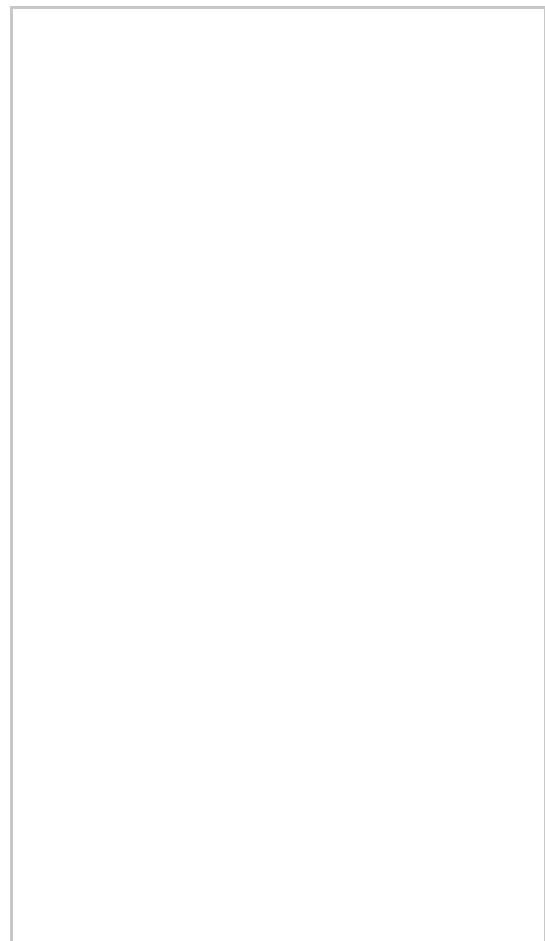
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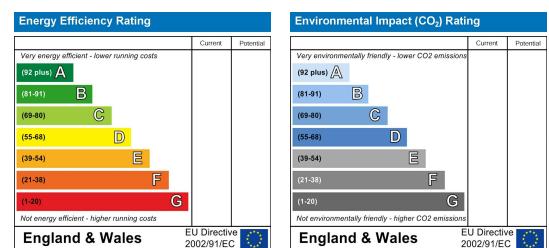
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.