



8, The Grain Loft Queen Square Avenue, Bristol, BS1 4JA

This apartment is offered on a furnished basis and provides excellent access into the city centre and the Floating Harbour. The spacious and light reception room has high ceilings (with full height windows overlooking Welshback) and is open plan to the fitted kitchen. There are two double bedrooms (the second having a sofa bed for guests), a bathroom with shower over the bath, reception/diner and a balcony. EPC rating C (77).

An agency fee is payable to Hydes by any prospective tenant once an application is accepted by the Landlord. Please ask for further details.

£1,150 PCM* Fees Apply

Queens Square Avenue, Bristol



Whilst Hydes of Bristol endeavours to ensure floorplans be as accurate as possible, the measurements of any items within the property (such as windows, doors and walls) are approximate and no responsibility can be taken for any error.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		77	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(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	