



**38 Barrington Court, Bristol , BS42BT**

**£1,250 Per Month**

- One double bedroom + One small room
- White Goods included
- Allocated Parking Space
- Council Tax B
- Deposit: £1442
- Modern Kitchen
- Bathroom with shower over bath
- Close to City Centre
- EPC B
- Holding Fee: £288

\*\*\* Available May 2026\*\*\*

\*\*\*\* Sorry No Students, Sharers or Pets \*\*\*\*

A very well presented second floor flat suitable for a professional person / couple in a prominent position on Wells Road in Totterdown, within walking distance of the city centre and Bristol Temple Meads with local amenities and shops to hand.

This fantastic property is neutrally decorated throughout and offers a lounge, modern kitchen with whitegoods, bathroom with a shower over the bath and there is also one double bedroom with built-in wardrobe and one small room that could work as a study.

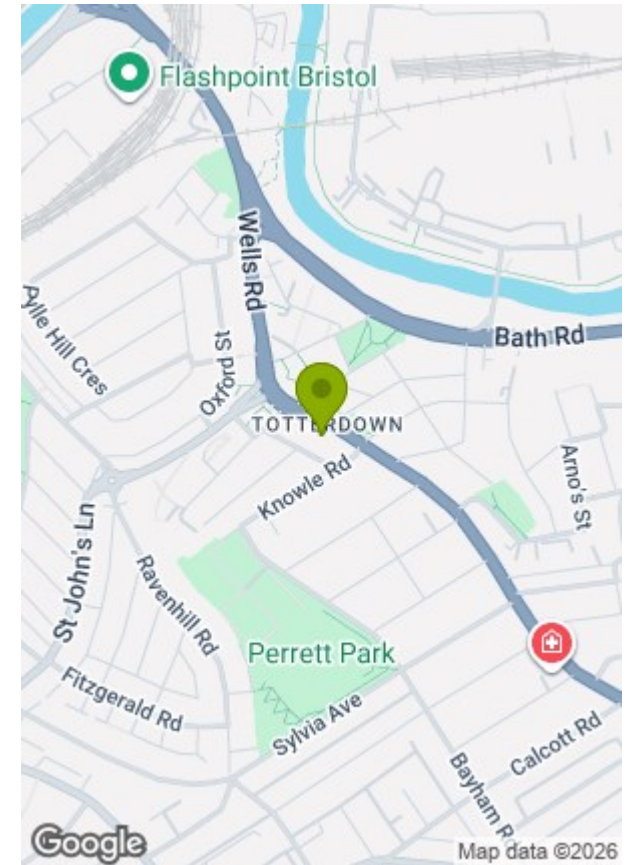
Outside the property benefits from an allocated parking space and great views to the front.

Council Tax - Band B

EPC Rating - B







### 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		
	82	84

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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