



## Downleaze, Stoke Bishop, Bristol, BS9

Video viewing and physical viewings available on this property. One bedroom, lower ground floor flat that is offered furnished. Located just off Clifton Downs the flat is available from the 18th March. Best suited for a single professional or a professional couple. Students accepted.

Stoke Bishop is an area North West of Bristol city centre and just 0.1 miles from Clifton Downs. There is a bus stop with access into Bristol 0.1 miles away. Whiteladies road and Clifton is located just 0.5 miles away.

**£1,300 PCM**

# Downleaze, Stoke Bishop, Bristol, BS9

- Lower ground floor flat
- Desirable location
- 1 Bedroom
- Patio area
- Furnished
- Newly refurbished
- Available 18th March
- Council Tax Band F
- Holding deposit - £300

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The property is located on the lower ground floor and is offered furnished. The bedroom is large and comes with a double bed, bedside table and desk with chair. There is an integrated wardrobe. The kitchen has base and wall units, fridge, freezer, washing machine and a cooker with hob and extractor. The living is equipped with a sofa, dining table, chairs and coffee table. There is a small patio / terrace to the front of the property.

The property would be best suited for a single professional or a professional couple. Students accepted. Available furnished on a 12 month tenancy from the 18th March.

Council Tax Band - F - £3,732.28





# Floor Plan

## GROUND FLOOR 621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		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			
England & Wales		EU Directive 2002/91/EC	