HOUSE+CO PROPERTY

Sales **0117 907 0020**
Lettings **0117 902 6409**









Flat 4 Marlborough House, 7 St. Nicholas Road, St. Pauls, Bristol, BS2 9JX

House + Co Property are pleased to present this one bedroom first floor flat within a Victorian conversion. Situated with excellent access to Cabot Circus and the M32. Property comprising of communal entrance, inner private entrance, hallway, lounge, kitchen, one bedroom and bathroom. Further benefits include; UPVC double glazing, combination boiler and communal garden. Offered unfurnished and available late November.

Council Tax Band - Band A (Bristol City)

Construction - Traditional Construction

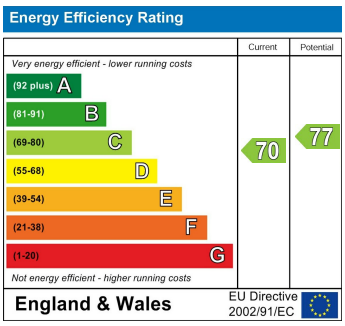
Internet Speed - Download speeds of standard upto 15Mbps, Superfast upto 80Mbps or Ultrafast upto 10000Mbps

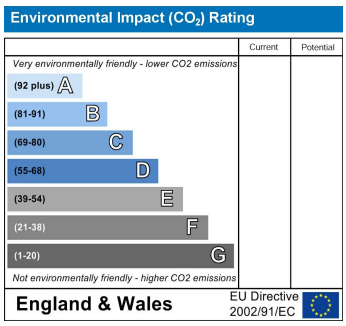
Mobile Coverage - Coverage according to Ofcom mobile checker

EE - Good outdoor, variable in-home
O2 - Good outdoor, variable in-home
3 - Good outdoor, variable in-home
Vodafone - Good outdoor and in-home

- Professionally Managed By House + Co Property
- Available From late November
- Unfurnished
- First Floor Flat

£975 Per month


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
70
77
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC