



## 30 Riverside Steps, St. Annes Park, Bristol, BS4 4RH

Set in this cul-de-sac location close to the River Avon on the popular St. Anne's Park development, is this two bedroom ground floor flat with allocated parking space. The property comprises entrance hall, lounge/diner opening to a modern fitted kitchen, two bedrooms and a bathroom. Further benefits include double glazing, electric heating and easy access to local shops/supermarket. Ideal for a riverside walk! Available now and offered unfurnished.

Minimum Tenancy Term - 6 or 12 months by agreement

Council Tax Band - Band B (Bristol City)

Construction - Traditional Construction

Internet Speed - Download speeds of Standard upto 14Mbps or Ultrafast upto 1800Mbps

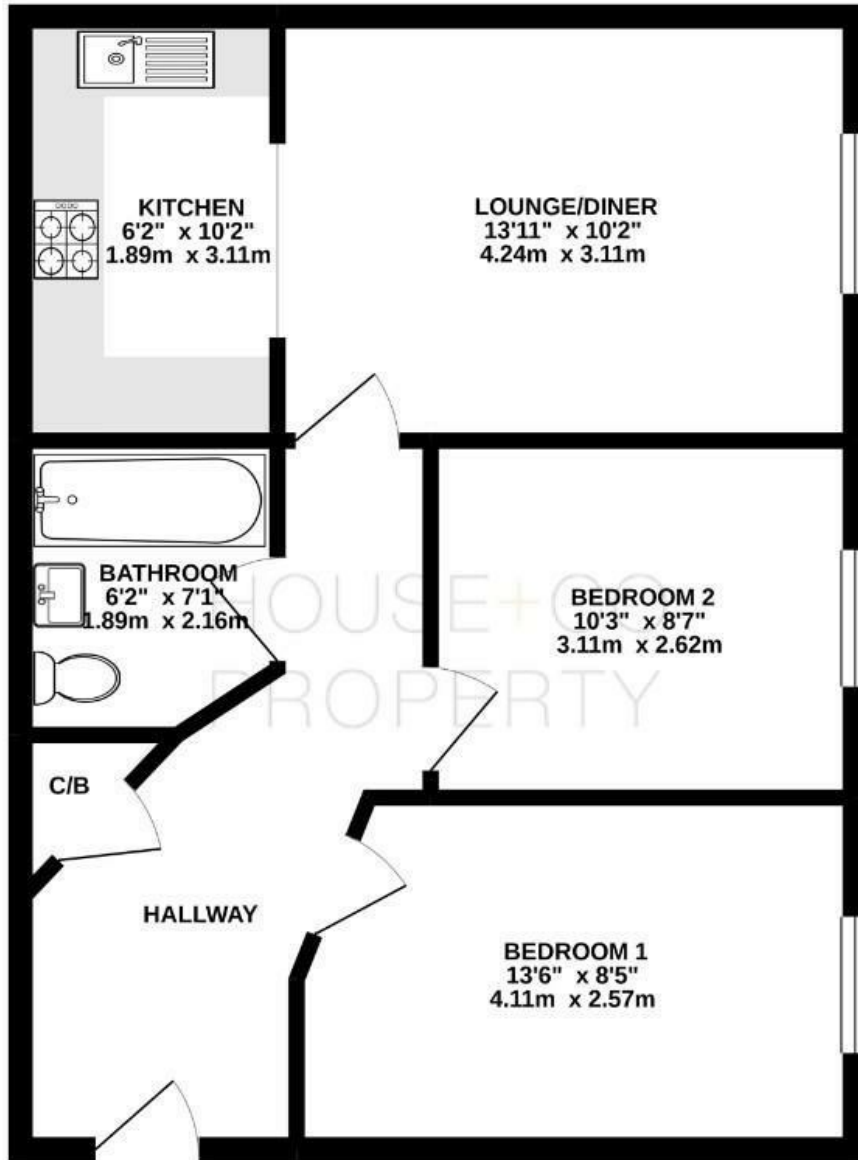
Mobile Coverage - Coverage according to Ofcom mobile checker

EE - Good outdoor and in home

- Professionally Managed By House + Co Property
- Available now
- Two Bedrooms
- Allocated Parking Space
- Unfurnished

**£1,095 Per month**

# GROUND FLOOR



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	78
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		