



## 2 Leicester Square, Bristol, BS16 4PB

House & Co are delighted to bring to the market this newly refurbished two-bedroom flat, finished to a high standard throughout and available to move into immediately.

The property benefits from its own private entrance, along with a front patio area complete with an outside tap, ideal for outdoor seating or general convenience. To the side of the property there is also an allocated parking space.

Internally, the accommodation comprises two good-sized bedrooms, both offering ample space. The bright and spacious kitchen/dining area provides a practical and welcoming space for cooking and entertaining, while the modern bathroom has been newly fitted as part of the refurbishment.

Further benefits include loft access, providing useful additional storage space, gas central heating, and double glazing throughout. The property is conveniently located close to local amenities, transport links, and nearby shops.

Council tax band A (South Glos)

- Newly refurbished
- Great location
- Parking space
- 2 bedrooms

**£1,200 Per month**

