



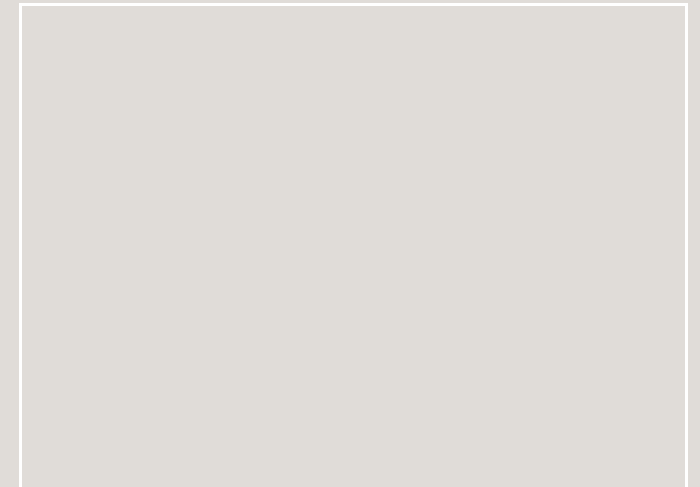
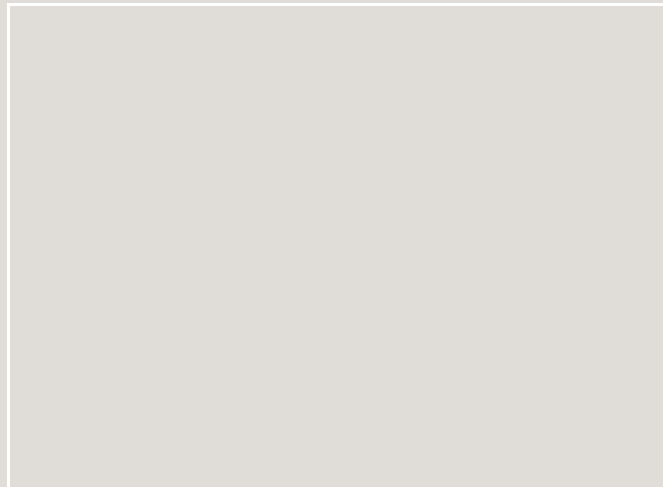
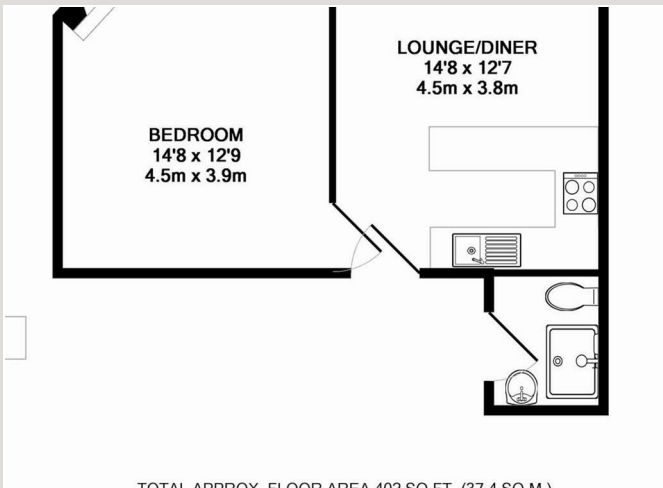
£900 PCM 2 Clevedon Terrace | Cotham | Bristol | BS6 5TX


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Kendall Harper

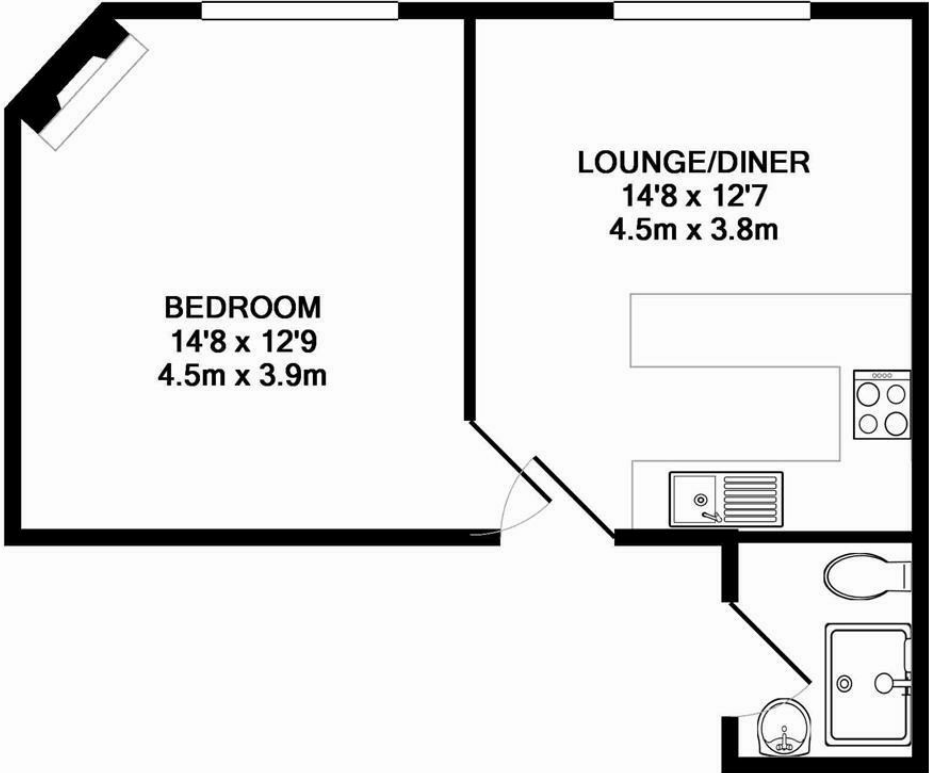
COUNCIL TAX AND WATER RATES INCLUDED. BEDSIT WITH SHARED BATHROOM - A one bedroom apartment set within this beautiful Grade II listed building. The property is situated in a superb location in Cotham and within easy walking distance of Gloucester Road, Clifton and the City Centre. This beautifully presented and recently refurbished apartment briefly comprises a spacious open plan lounge/kitchen/diner with a modern fitted kitchen complete with electric hob, electric oven, fridge and freezer. To the adjacent room there is a spacious double bedroom. Off the entrance landing to the flat is a beautifully fitted separate bathroom which has a large walk in shower. Please note that the bathroom is shared with one other small studio flat let and managed by Kendall Harper Ltd. Please note that a washing machine is not included with the property and that council tax and water rates are included in the monthly rent.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



LOUNGE/DINER
14'8 x 12'7
4.5m x 3.8m

BEDROOM
14'8 x 12'9
4.5m x 3.9m

TOTAL APPROX. FLOOR AREA 402 SQ.FT. (37.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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