



## Flat 16, Clayewater Court Blackswarth Road, St George, Bristol, BS5 8AR

Situated in the heart of St George within easy reach of Church Road; one of Bristol's most vibrant, creative and colourful streets and walking distance of St George's Park sits this beautifully presented and spacious modern purpose built two bedroom top floor apartment! The property comprises of an entrance hallway with storage cupboard leading to a light and airy lounge/dining area open to a contemporary kitchenette, two double bedrooms and a family modern bathroom. Further benefits include; gas central heating, double glazing, secure off street allocated parking, communal bike storage, integrated kitchen appliances. Offered unfurnished and available mid August 2024!

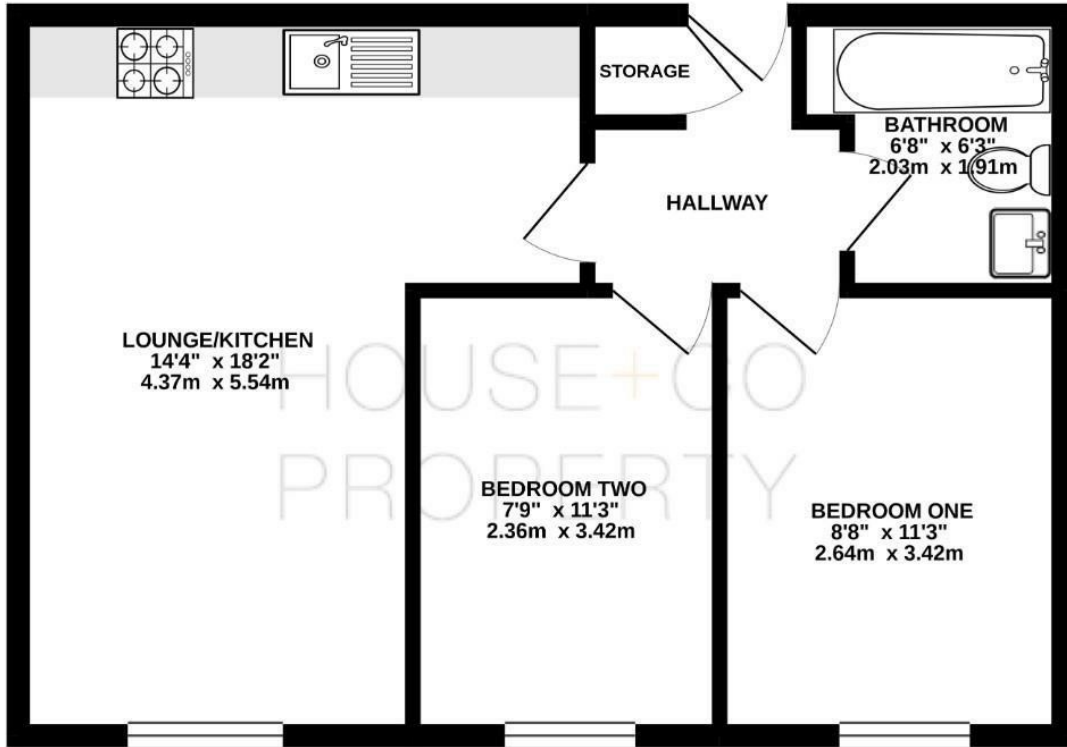
- Available Mid August 2024
- Two Bedrooms
- Unfurnished
- Allocated Parking Space

Minimum Tenancy Term - 6 or 12 months by agreement

Council Tax Band - Band B (Bristol City)

**£1,300 Per month**

## SECOND 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			
		<b>83</b>	<b>83</b>
<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	