



## Flat 10, Castle Court Mews Ducie Road, Lawrence Hill, Bristol, BS5 0EZ

House + Co Property present this 3 bed maisonette nestled in Lawrence Hill and only a stones throw away from the Lawrence Hill Train station. With all the local amenities Church Road has to offer within reach and good bus links into the city.

Comprising of entrance hallway leading to an open plan living space and kitchen, a family bathroom and a third bedroom on the ground floor with an additional two double bedrooms (the master featuring an en suite) on the second floor.

Further benefits include gas central heating, double glazing and allocated parking. offered part-furnished\* with white goods. Available now!

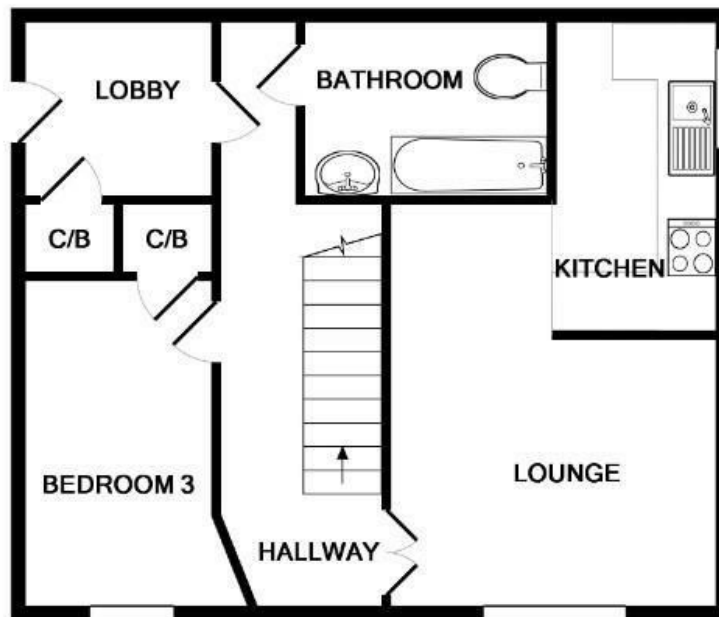
- Professionally Managed By House + Co Property
- Available Mid May 2022
- Part-Furnished\*
- Lawrence Hill Location

Minimum Tenancy Term - 6 or 12 months minimum term by agreement

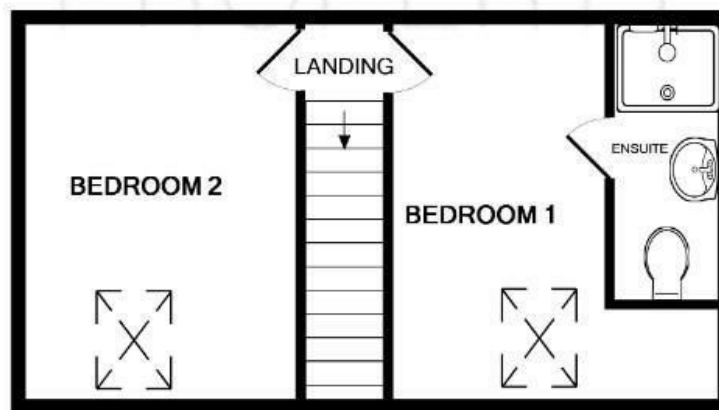
Council Tax Band - Band A (Bristol City)

Construction - Traditional Construction

**£1,400 Per month**



GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	