



Flat 7, Matrow Court 2 High Street, Warmley, Bristol, BS15 4ND

£1,100 PCM

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Hallway
3'5" x 5'8" (1.05 x 1.73)

Bathroom
5'6" x 6'7" (1.68 x 2.02)

Kitchen
6'2" x 6'6" (1.89 x 2.00)

Bedroom
9'7" x 6'7" (2.94 x 2.02)

Bedroom
11'6" x 9'3" (3.52 x 2.82)

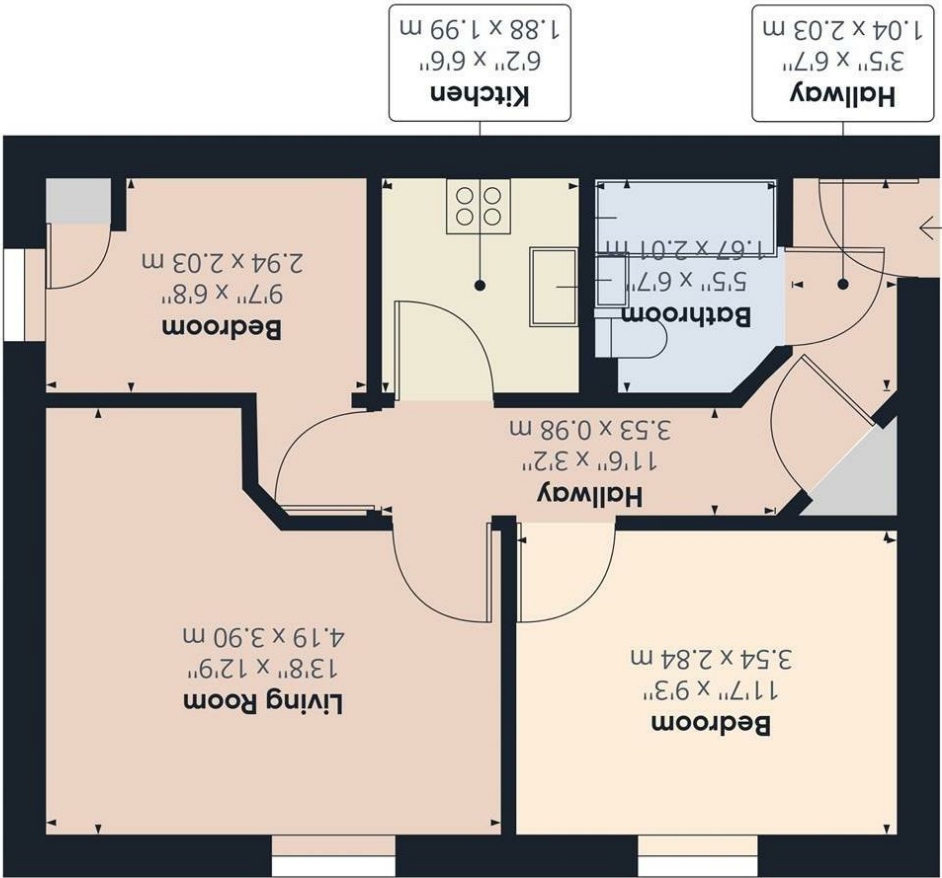
Lounge/Diner
13'8" x 12'9" (4.18 x 3.91)

Approximate total area⁽¹⁾
495.38 ft²
46.02 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIFAFF360



PROPERTY TYPE Flat
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING B
COUNCIL TAX BAND B



An impressive purpose-built, second-floor apartment, ideally situated near the Ring Road. Offering gas central heating, modern kitchen with built in oven, hob, fridge and washing machine. Bathroom with shower. Allocated Parking Space. This apartment is an excellent choice for those seeking comfort, convenience, and a welcoming atmosphere. Available 22.08.2025 Energy Rating B. Council tax band B.



the location

what the owners will miss

just a thought...