



SARAH CLARK
PROPERTY CONSULTANTS

ELM ROAD STUDIOS |
ELM ROAD, BRISTOL, BS7 8RJ

Stylish Modern Maisonette near Trendy Gloucester Road

Available from December on an unfurnished basis, this beautifully presented modern maisonette offers stylish living in a fantastic location just moments from vibrant Gloucester Road.

The property boasts a superb open-plan kitchen and dining area, fully fitted with white goods, perfect for relaxing evenings at home or entertaining guests, especially with its unique enclosed balcony. The contemporary bathroom features a sleek white suite, completing the lower level.

Upstairs, you'll find a bright and versatile space, with a master bedroom and a home office, or study area, enhanced by natural light from the roof windows.

Ideal for a single professional or couple.

Council Tax Band: A

EPC - C

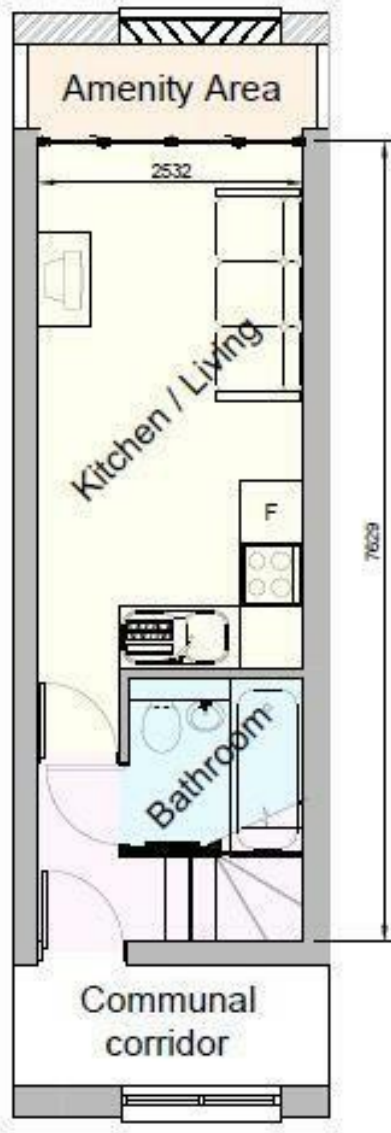


Features

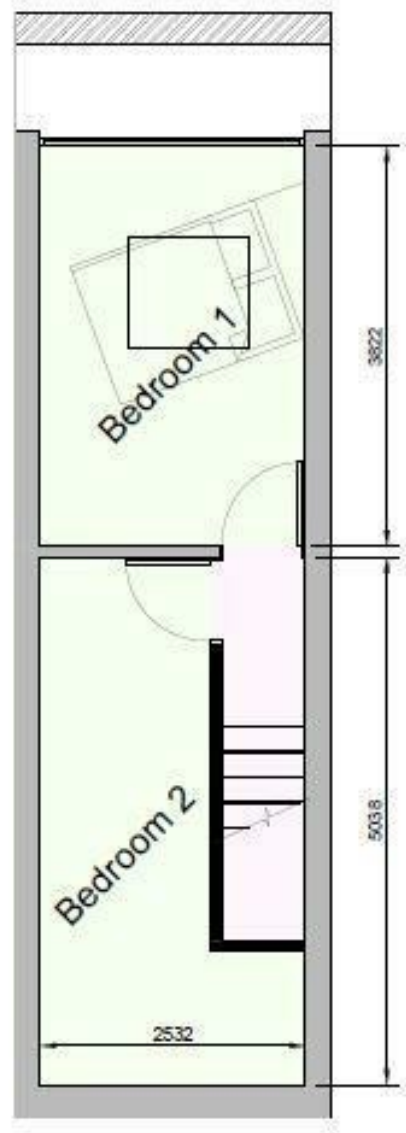
- Two Bedroom Maisonette
- Open-Plan Kitchen & Living
- Enclosed Balcony
- Unfurnished
- White Goods Included
- Available from December







Ground Floor Plan



First Floor Plan

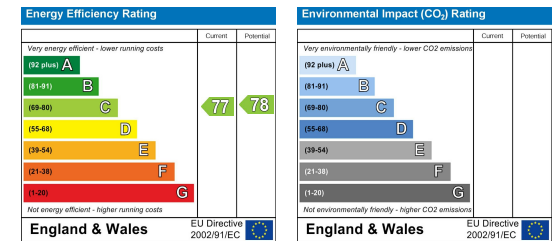
TENURE

SERVICES

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LOCAL AUTHORITY

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.