



## The Jacobs Building Burton

Bristol, BS8 1EE

£1,295 PCM

**MAYFAIR**  
TOWN & COUNTRY





## PROPERTY DESCRIPTION

PHONE APPLICATIONS NOT ACCEPTED, PLEASE APPLY VIA OUR WEBSITE.

Mayfair Town & Country are proud to present this beautiful 2 bedroom apartment, situated in the popular area of Clifton. The property is a short walk away from Hilly Park and Cabot Tower.

The property briefly compromises of two double bedrooms, an open plan living and kitchen, an ensuite to the master bedroom and a separate bathroom.

The property also benefits from allocated off-street parking and double glazed windows.

The property has an EPC rating of E and is Council Tax Band D.

- Modern Second Floor Flat
- Two Double Bedrooms
- Allocated Off Street Parking
- Deposit £1,442
- Sought After Location
- Ensuite To Master
- Available Immediately - Subject to References
- EPC - E

Deposit: £1,494

Furnishing: Not specified

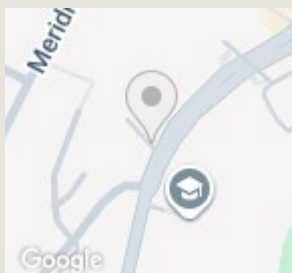
### Local Authority

Bristol City Council Council Tax Band:

Tenure:

EPC Rating:

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		
England & Wales		
EU Directive 2002/91/EC		



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01275 341400**

clevedon@mayfairproperties.net



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
  - Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

