

**Central Quay North, Broad Quay,
Bristol, BS1**

Monthly Rental Of £1,100

- **Modern one bed**
- **City centre**
- **High level finish**

- **Balcony**
- **Solid wood floors**
- **Ideal buy to let investment**

Central Quay North, Broad Quay, Bristol, BS1

Contemporary and modern 5th floor city centre apartment with solid wood floors, high level bathroom and kitchen finish and balcony. Located just opposite the watershed this is an ideal buy to let investment with tenant in situ.

Open plan kitchen / living area

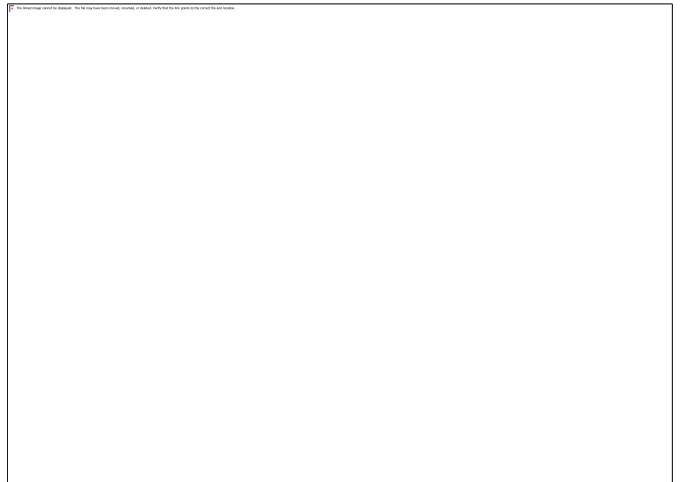
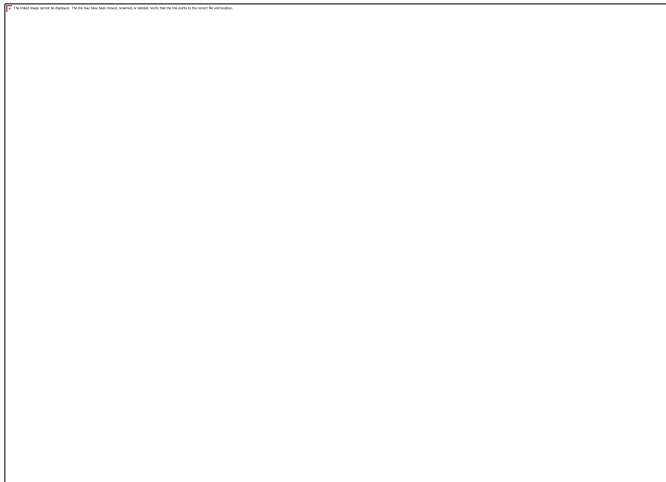
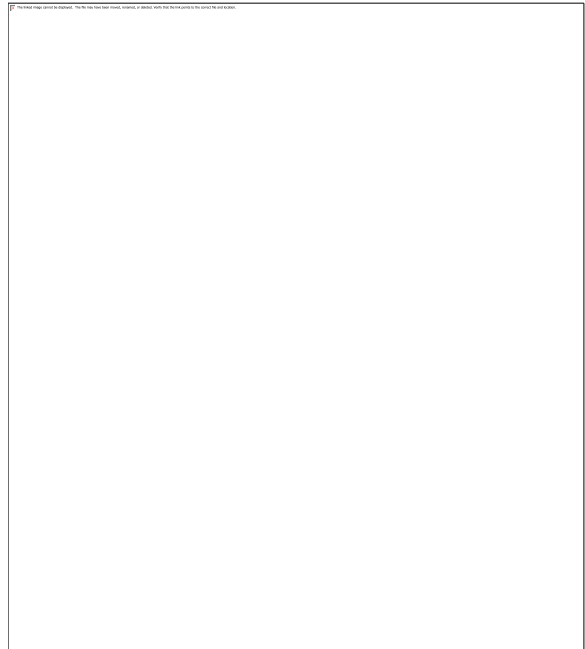
Integrated modern kitchen and solid wood flooring.
Leads to 5th floor balcony.
23' 0" x 12' 0" (7.01m x 3.65m)

Bedroom

Large double bedroom
15' 0" x 11' 0" (4.57m x 3.35m)

Bathroom

Modern tiled bathroom
8' 0" x 7' 5" (2.44m x 2.26m)



Energy Performance Certificate

File No: 80
Central Quay North, Broad Quay, Bristol, BS1 4AL

Dwelling type: Mid-floor flat
Date of assessment: 02 February 2009
Date of certificate: 26 March 2009
Reference number: 811-0222-0560-0741-2009
Total floor area: 51 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	D	C

Environmental Impact (CO ₂) Rating	Current	Potential
Environmental Impact (CO ₂) Rating	F	D

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	265 kWh/m ² per year	265 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	3.4 tonnes per year
Lighting	£50 per year	£50 per year
Heating	£24 per year	£24 per year
HOT water	£15 per year	£15 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety requirements. This certificate has been prepared for comparative purposes only and should not be used to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

For more information on the energy saving recommendations listed when buying energy-efficient properties, it is a good idea to check that an 'A' rated or better energy-efficient property is available on the market. For advice on how to best match you to the right property, please contact us. For more information, visit www.energy-saving-trust.org, call 0800 512 012 or visit www.energy-saving-trust.org.uk/home

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46 College Green, The Harbourside, Bristol BS1 5SH

0117 928 1900

info@harboursidepropertygroup.co.uk