



Flat 1/1, 125 Bell Street, Merchant City, Glasgow, G4 0TE

£1,295 Per Calendar Month

TO LET





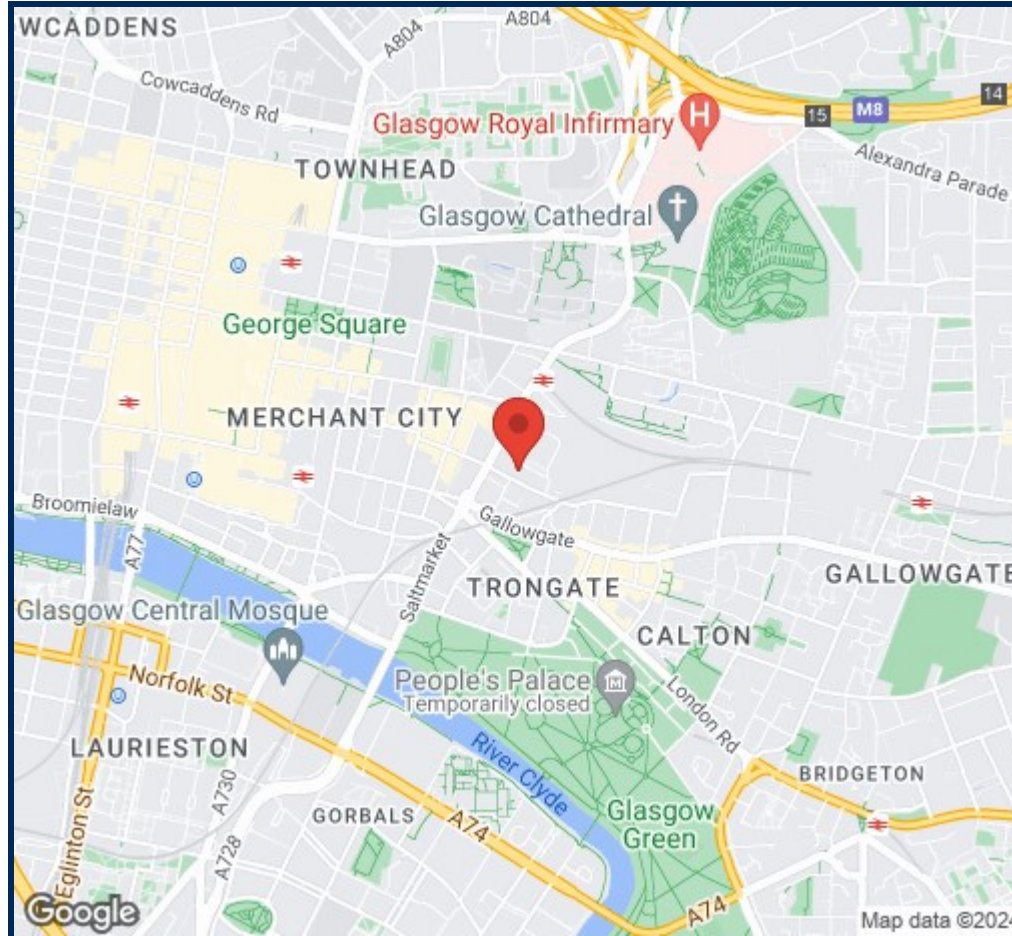
## THE PROPERTY

Nestled in Glasgow's Merchant City area this 3 apartment 2 bedroom fully furnished flat offers good secure first floor accommodation with easy access to all of Glasgow's infrastructure, further education, shopping and nightlife on your doorstep.

Accommodation comprises of secure communal entrance hallway with lift and stair access, entrance hallway, lounge with open plan fully fitted kitchen, study, two double bedrooms with fitted storage, 3 piece bathroom, utility area, good storage, electric heating, double glazing, security entry.

Fully furnished - £1,295 PCM

EPC - D



- Located in Glasgow's popular Merchant City
- Close to all transport infrastructure and networks
- Close to all University's and Colleges
- On the doorstep for Glasgow's infamous Nightlife and shopping
- Fully furnished First Floor 3/4 apartment 2 bedroom
- Security entry

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Scotland**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Scotland**

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