



**1 Chelsea Close, Bristol, BS31 1NF**  
**£1,250 Per Month**

This beautifully presented two-bedroom flat is offered to let in a highly sought-after location, perfectly positioned for those seeking convenient access to local amenities, nearby parks, and excellent public transport links.

Upon entering, you are welcomed by a spacious and separate reception room. Large windows and patio doors flood the space with natural light and overlook the private rear garden, making this an ideal environment for both relaxation and entertaining guests.

The flat features a modern kitchen with plenty of storage and space for white goods, also benefitting from generous natural light, which creates an inviting and functional space.

Both bedrooms are well-proportioned doubles, providing ample space for furnishings, storage, or a work-from-home setup.

There is a well-appointed bathroom comprising shower cubicle, WC, wash hand basin and heated towel rail.

There is access to a private rear garden which has a small patio area and lawn and is enclosed by fence panels, there is also access to a storage shed.

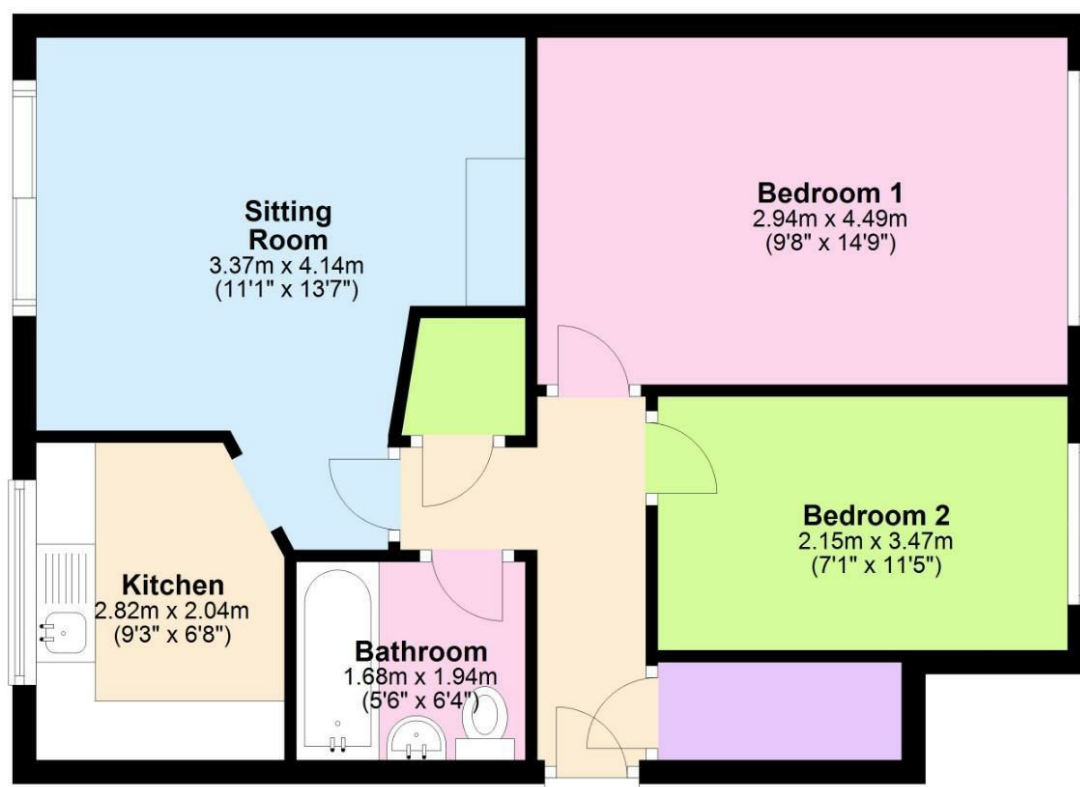
This home perfectly combines tranquility and convenience, with the added benefit of being within walking distance to Keynsham Train station, the Memorial Park and High Street.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

## Floor Plan

## Ground Floor

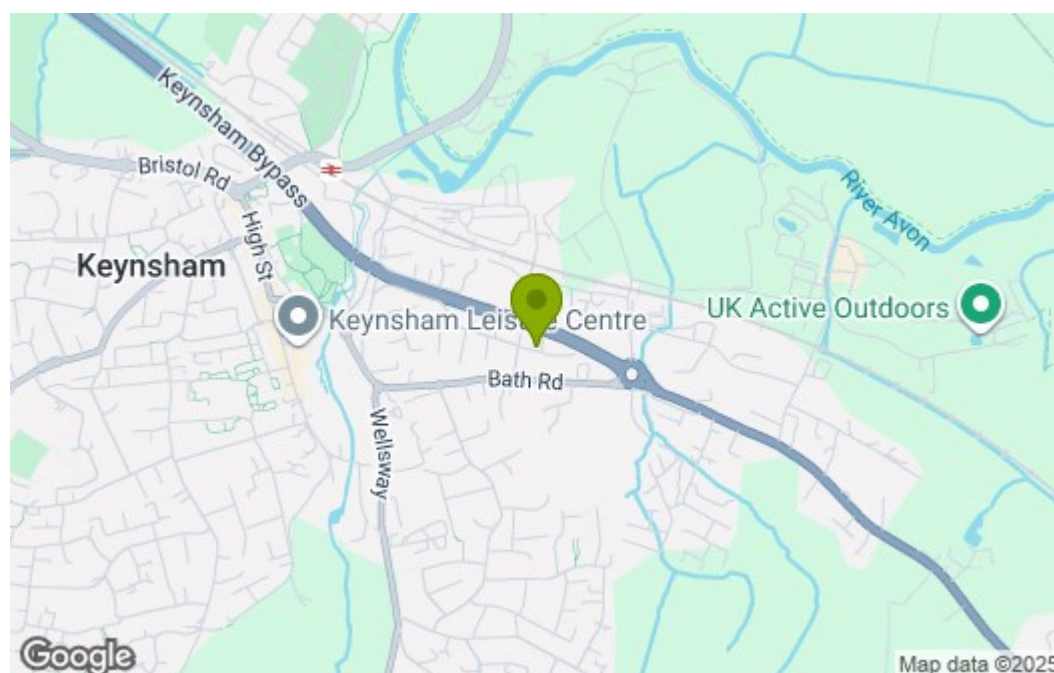
Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 51.2 sq. metres (550.9 sq. feet)

## 1 Chelsea close, Bristol

## Area Map



### Energy Efficiency Graph

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

## England & Wales

EU Directive 2012/27/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.