

## FLAT 3 8 SCHOOL ROAD BRISTOL, BS30 8EN

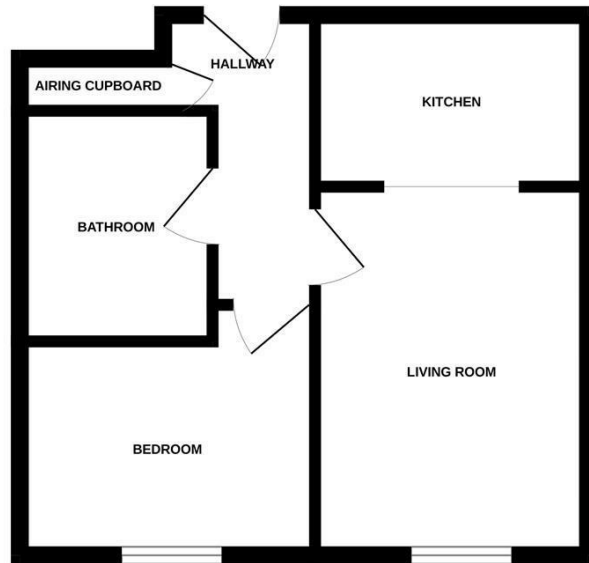
**£1,100 PER MONTH**

This modern flat offers a delightful living experience in a sought-after location. Built between 2010 and 2019, the property boasts contemporary design and functionality, making it an ideal choice for individuals or couples seeking a comfortable home.

The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests. The single bedroom provides a peaceful retreat, while the bathroom is designed with modern fixtures to ensure convenience and comfort.



# GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements