



172 Squires Court

Bedminster, BS3 4BY

£1,400 PCM

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Mayfair Town & Country are pleased to bring to the market this modern two bedroom apartment. The property comprises; entrance hall, living room, modern kitchen, two double bedrooms and bathroom. The flat also enjoys a rear facing balcony and benefits from one parking space.

Ideally located close to Temple Meads and the City centre, and within close proximity to the popular North Street.

VIEWINGS CANNOT BE BOOKED VIA TELEPHONE, PLEASE APPLY THROUGH THE WEBSITE.

Council Tax - B
EPC - C
Rent: £1,400.00
Deposit: £1,615.38
Holding Deposit: £323.08

Material Information - We have been advised the following:

Gas - No Gas
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk- Please refer to the Bristol City planning website if you wish to investigate the flood-risk map for the area.

- Two Double Bedrooms
- Open Plan Living/Kitchen
- Allocated Parking
- Unfurnished
- Close to City Centre
- South Facing Balcony

Deposit: £1,615

Furnishing: Unfurnished

Local Authority

Bristol City Council Council Tax Band: B

Tenure:

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

