



**Flat 12 Cheltenham House, Clare Street
Bristol, BS1 1YA
£2,000 Per Month**

Situated in a desirable location, and in the heart of the city centre, a newly refurbished, and newly furnished Two bedroom, Two bathroom apartment located on the third floor (no lift) of this beautiful period building.

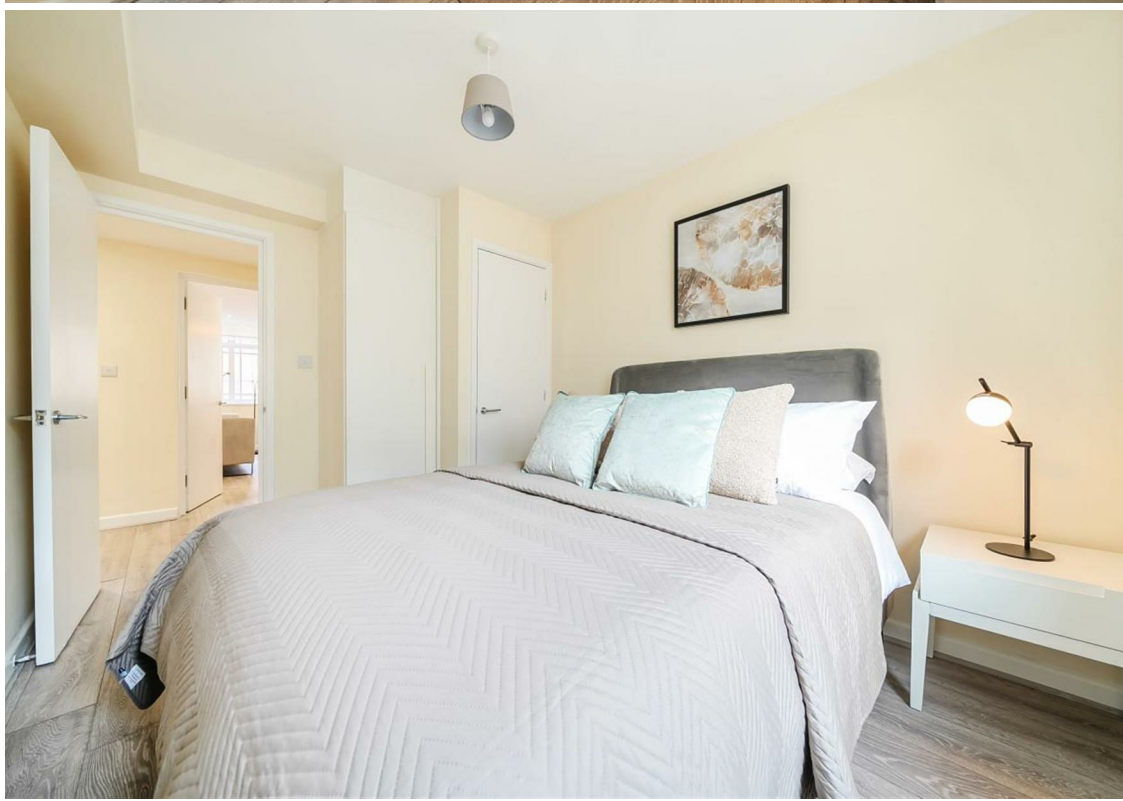
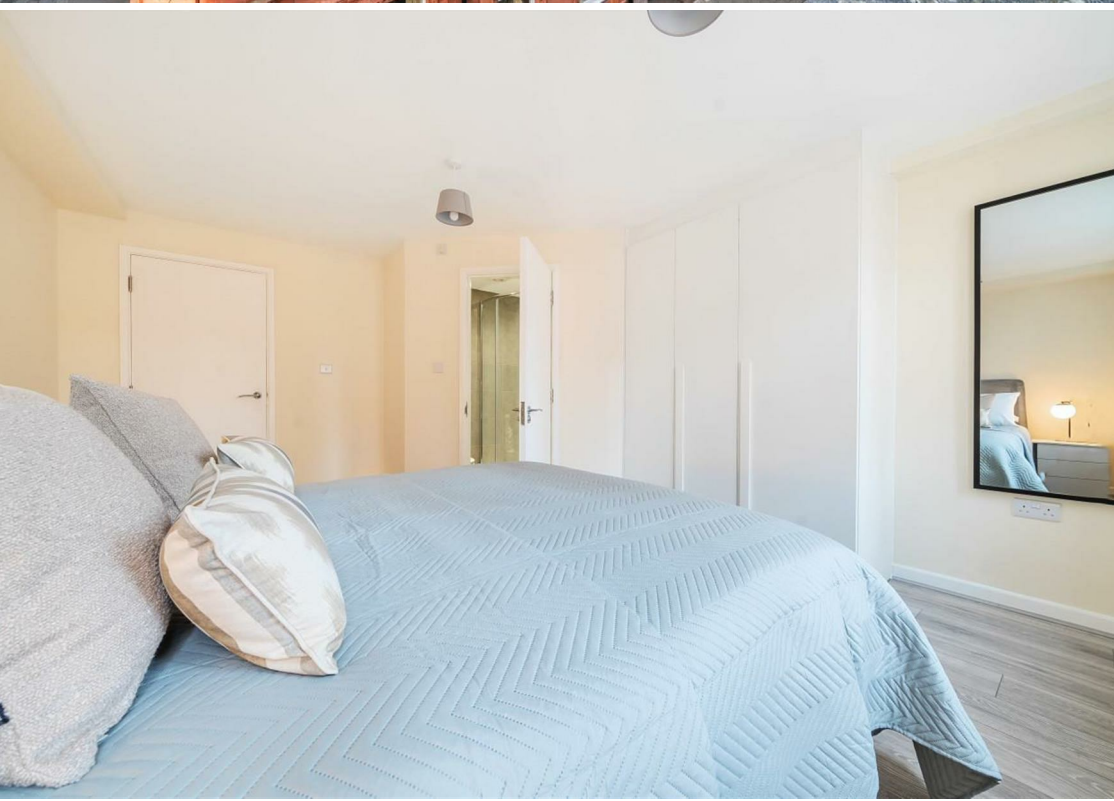
The apartment boasts wood flooring throughout, two well-proportioned bedrooms with two newly fitted bathrooms, a well proportioned reception room with separate and newly fitted kitchen. Residents of this lovely apartment will benefit from being the first since refurbishment has taken place.

Cheltenham House is located in Bristol's historic city centre and benefits from close proximity to a plethora of the areas bohemian cafes and restaurants. This fabulous location is to local amenities such as The Watershed, Castle Park, and the local trendy boutiques and shopping malls. Transport facilities are excellent, and both bus services and main line train station are close by.

Students need to have a UK based Guarantor in order to pay monthly or pay in advance.

BILLS ARE NOT INCLUDED.



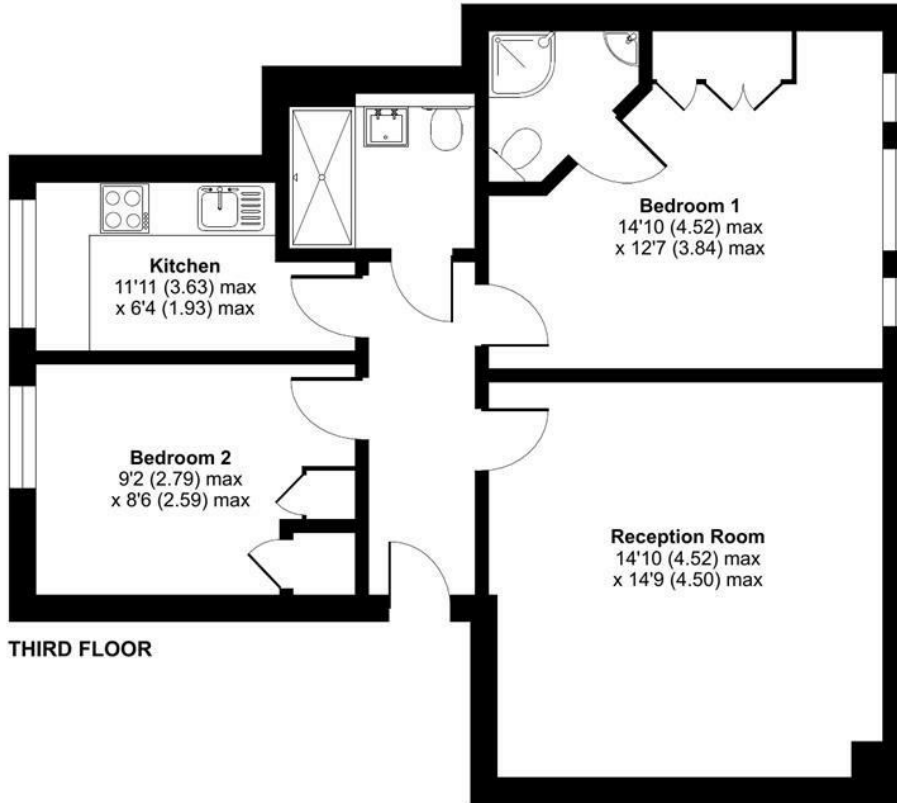




Cheltenham House, Clare Street, Bristol, BS1

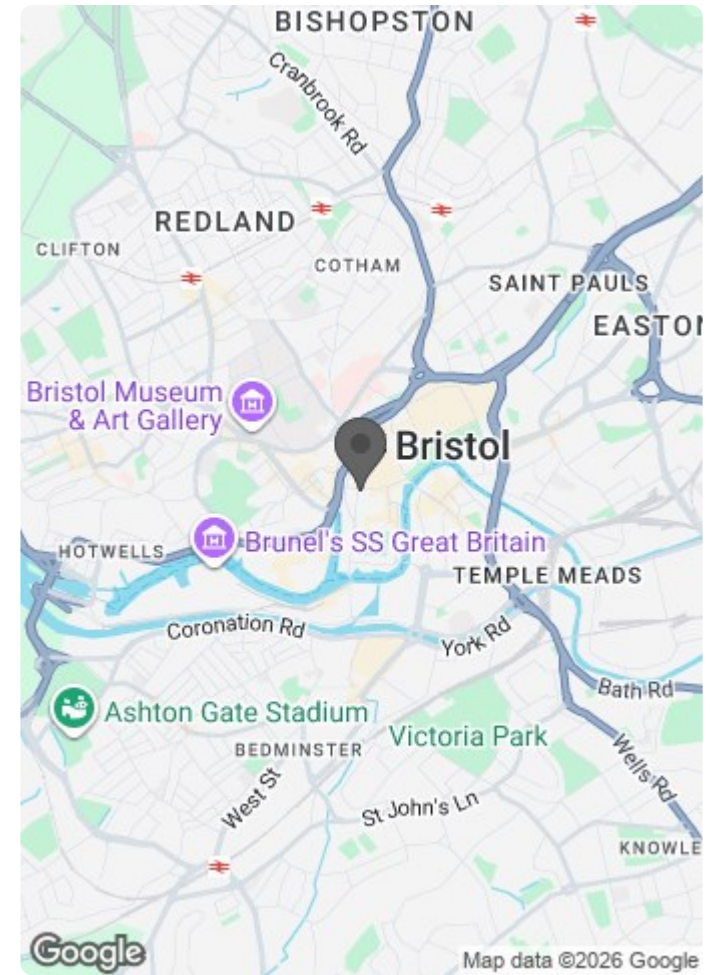
Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mariana Real Estate Ltd. REF: 1081717



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	