



## **Colston Street, Bristol, BS16 4BL**

Welcome to this charming apartment located equidistant to the High Streets of Staple Hill and Kingswood both offering a selection of local shops, larger supermarkets, cafes and other associated amenities.

Positioned on the first floor, upon entering, you are greeted by a hallway with a useful storage cupboard. Doors give access to all rooms.

The open plan lounge dining room has a window to the rear elevation and benefits wood effect laminate flooring. The room extends into the kitchen with a range of light wood wall and base units, finished with sleek stainless steel handles and contrasting tiled splashed backs. There is a built in oven, four ring gas hob, extractor hood and a freestanding washing machine.

The property features two double bedrooms both benefitting a rear aspect view and offers the convenience of two bathrooms, including an ensuite shower room attached to the principal room, ensuring privacy and comfort for all residents.

With parking available for one vehicle, you won't have to worry about searching for a spot after a long day.

The property is available now on an unfurnished basis.

EPC – B

Council Tax – B

Holding Deposit - £276.00

Deposit - £1380.00

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

































