




Mariana
Real Estate

**Flat 11 Cheltenham House, Clare Street
Bristol, BS1 1YA
£400 Per Week**

Situated in an enviable location, and in the heart of the city centre, a refurbished, and fully furnished One bedroom, One bathroom apartment located on the third floor (walk up) of this beautiful period building in Clare Street.

The apartment boasts wood flooring throughout, a well-proportioned bedroom with fitted wardrobes, a newly refurbished bathroom, and a well-proportioned reception room with new open plan kitchen.

This is the only One bedroom apartment within the building and so unique.

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.



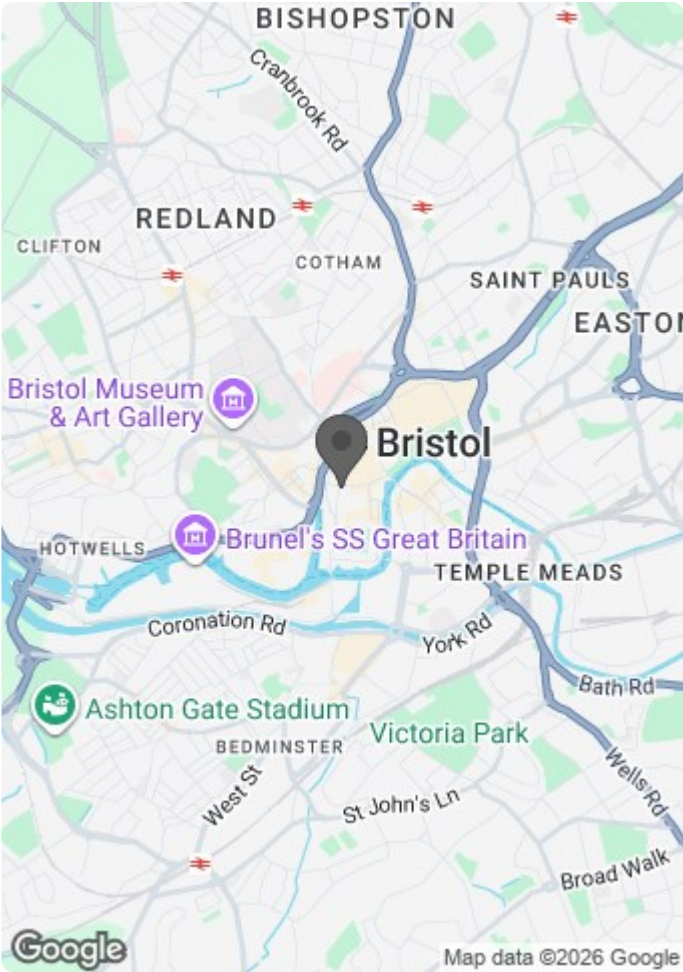
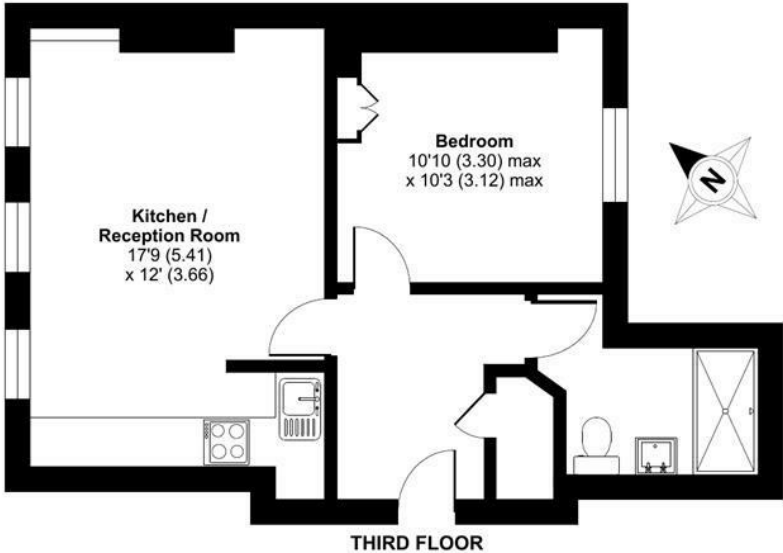




Clare Street, Bristol, BS1

Approximate Area = 464 sq ft / 43.1 sq m

For identification only - Not to scale



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: 1179166

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	

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	