

£1,250
Wells Road
Bristol, BS4 2BU

PROPERTY SUMMARY

Positioned on the vibrant and well-connected Wells Road, this beautifully presented one-bedroom apartment offers contemporary city living with the rare benefit of private outdoor space.

Constructed in 2017, the property has been thoughtfully designed to create a bright, open and welcoming space. The generous reception space provides excellent proportions for both everyday living and entertaining, enhanced by clean modern finishes.

The bedroom offers a calm and comfortable retreat, while the bathroom is finished to a high standard with stylish, contemporary fittings.

A highlight of the apartment is its private courtyard, an increasingly sought-after addition in a central Bristol location, providing a great spot for morning coffee or relaxed evenings.

Ideally situated within walking distance of Bristol Temple Meads and close to Totterdown's popular independent cafés and restaurant, the apartment also enjoys excellent transport connections into the city centre and beyond.

Offering a superb balance of style, convenience and lifestyle appeal, this property represents a great opportunity for professionals seeking a city base.

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LOCAL AUTHORITY

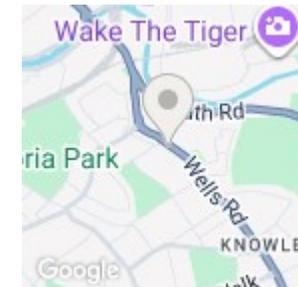
TENURE

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only



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		
	73	76
England & Wales	EU Directive 2002/91/EC	

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



Open House Central and North Bristol