



## Flat 20 Park Edge 359a Church Road, St. George, Bristol, BS5 8AQ

House and Co are delighted to bring to the market this beautifully presented top floor apartment located in St George next to St George's Park and on Church Road with its many shops, cafes, delis and artisan bakery! This lovely flat offers spacious modern living and comprises of entrance hall with storage. The bright lounge benefits from dual aspect windows and is open plan to the modern kitchen with built in fridge freezer, cooker, dishwasher and washing machine. There is a good size double bedroom with fitted wardrobes and fresh bathroom with shower over the bath. Further benefits include allocated parking accessed by secure electric gate. Available 23rd January!

Minimum Tenancy Term - 6 or 12 months minimum term by agreement

Council Tax Band - Band A (Bristol City)

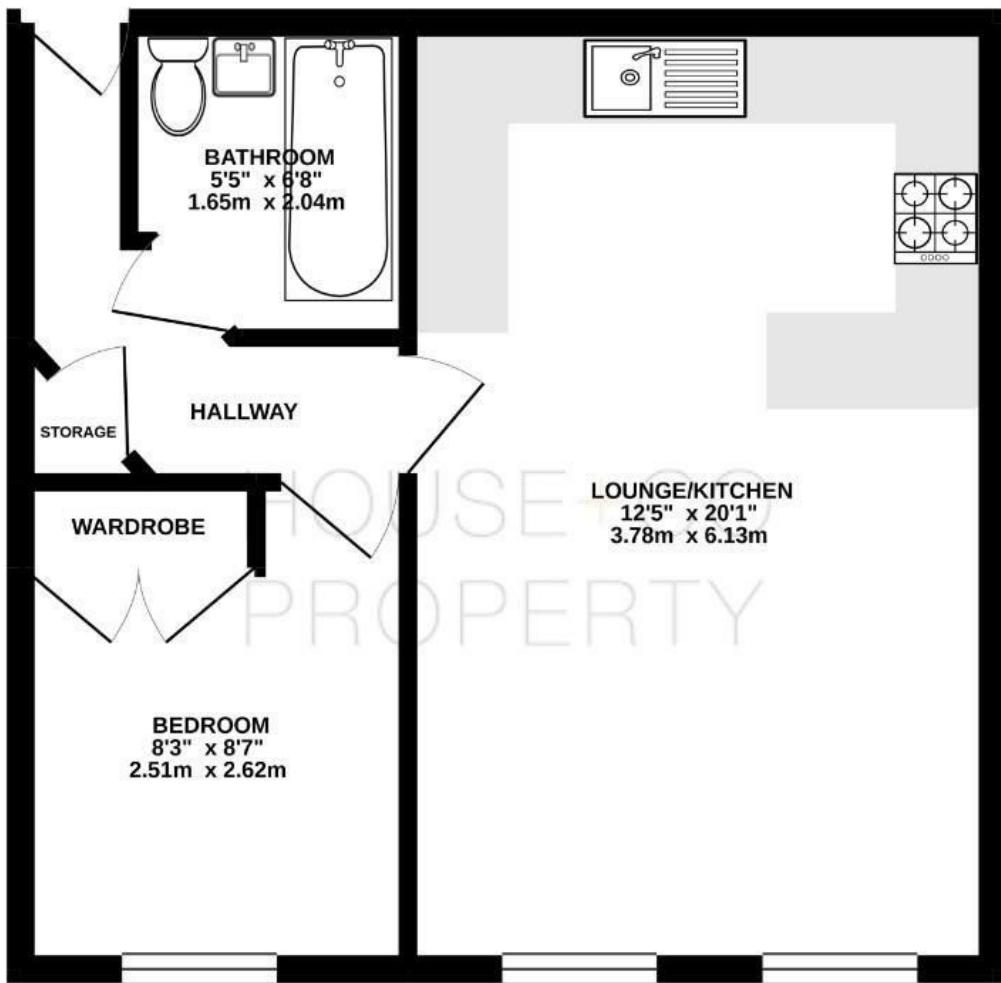
Construction - Traditional Construction

Internet Speed - Download Speeds - Standard up to 4Mbps, and Ultrafast upto 1000Mbps

- TOP FLOOR APARTMENT
- OPEN PLAN LOUNGE
- MODERN FITTED KITCHEN
- ONE DOUBLE BEDROOM
- MODERN BATHROOM
- ALLOCATED PARKING
- SECURE ELECTRIC GATE
- FITTED WARDROBES
- NEXT TO ST GEORGE'S PARK
- CHURCH ROAD AMENITIES NEARBY

**£1,125 Per month**

## THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			