



## 6 Parade Court, Speedwell, Bristol, BS5 7TB

£1,250 PCM

\*\*PLEASE DO NOT CALL TO BOOK AN APPOINTMENT. ALL ENQUIRIES MUST BE SUBMITTED VIA THE RIGHTMOVE ENQUIRY FORM, INCLUDING THE NAME AND DETAILS OF THE PROSPECTIVE TENANT(S), ALONG WITH EMPLOYMENT INFORMATION AND SALARIES. THIS IS REQUIRED TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS CAN BE ARRANGED\*\*

This charming ground-floor flat is now available and features newly fitted flooring throughout. The property offers the added benefits of convenient parking and a private courtyard.

The accommodation briefly comprises an open-plan lounge and kitchen, two bedrooms (one double and one single), and a bathroom. Situated in a sought-after area close to local bus routes, shops, and playing fields, the property is ideally located for everyday amenities. Early viewing is strongly advised.

Council Tax Band B. Energy Rating C.

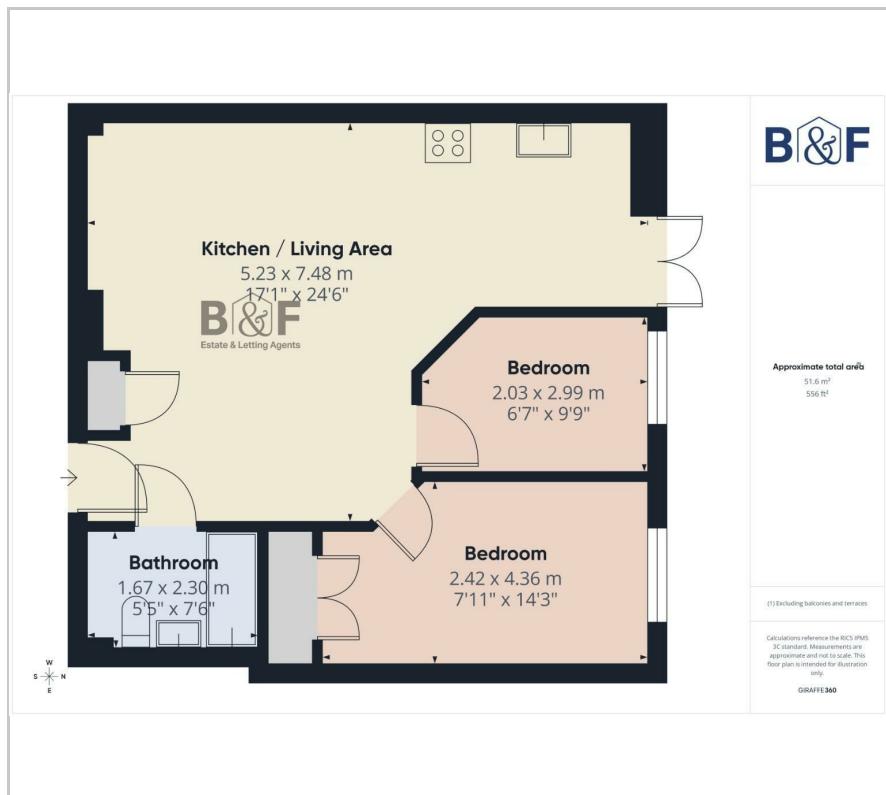
- Ground Floor Flat
- Open Plan Living Area
- Two Bedrooms
- Private Courtyard
- Allocated Parking
- New Flooring Throughout

### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



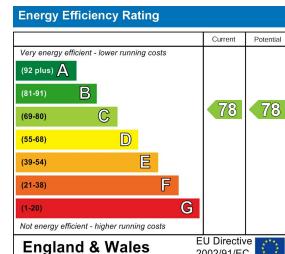
## Floor Plan



## Area Map



## Energy Efficiency Graph



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