



## Flat 4, Portland Heights Portland Street, Staple Hill,

£1,300

\*\*PLEASE DO NOT CALL TO BOOK AN APPOINTMENT, PLEASE EMAIL [INFO@BRUNTANDFUSSELL.CO.UK](mailto:INFO@BRUNTANDFUSSELL.CO.UK) WITH THE NAMES AND DETAILS OF EACH TENANT, INCLUDING EMPLOYMENT INFORMATION AND SALARIES TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS TAKE PLACE.\*\*

Available for rent in August is this splendid deceptively spacious, purpose built two bedroom first floor apartment with off-street parking. The property offers light and airy living accommodation, comprising hallway via entry phone, open plan kitchen/living/dining space with Juliette balcony, two double bedrooms and bathroom. Further benefits include, lovely communal gardens and bike storage. Situated under a mile from Staple Hill, high street, with a range of coffee shops, restaurants and local independent retailers. Also conveniently located for local bus routes in to Bristol City Centre. Council Tax Band B. Energy Rating B.

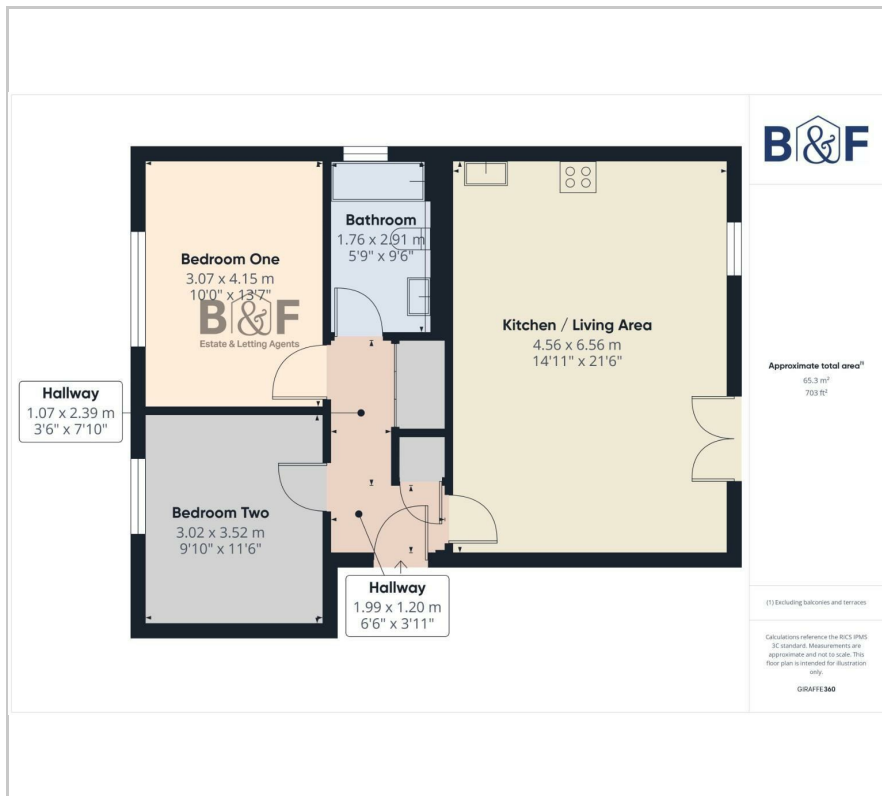
- First Floor Apartment
- Two Double Bedrooms
- Built in 2020
- Very Good Order
- Spacious Rooms
- Double Glazing
- Gas Central Heating
- Communal Garden
- Off-Street Parking
- Must Be Viewed

### Viewing

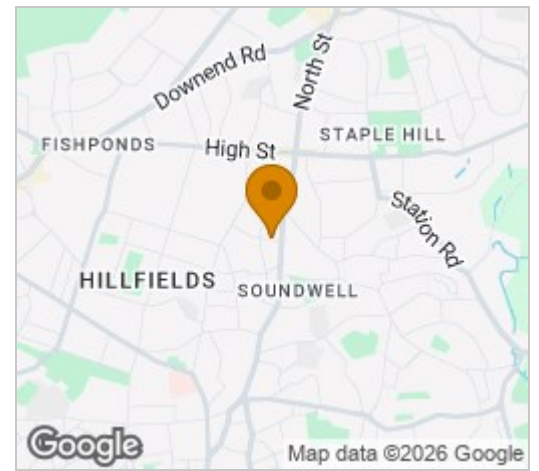
Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



# Energy Efficiency Graph



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