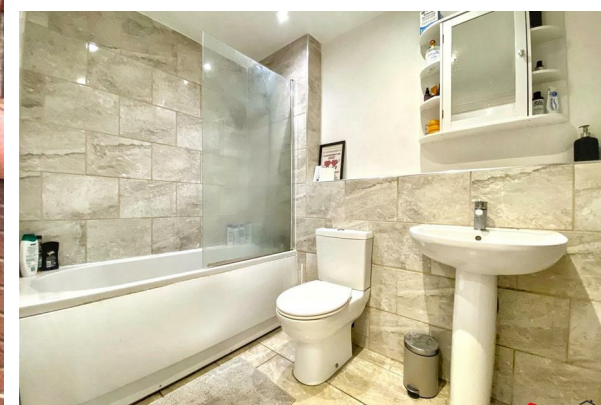




9 Old School Lane*, Bristol, BS13 7SY

£1,400 Per Calendar Month

TO LET



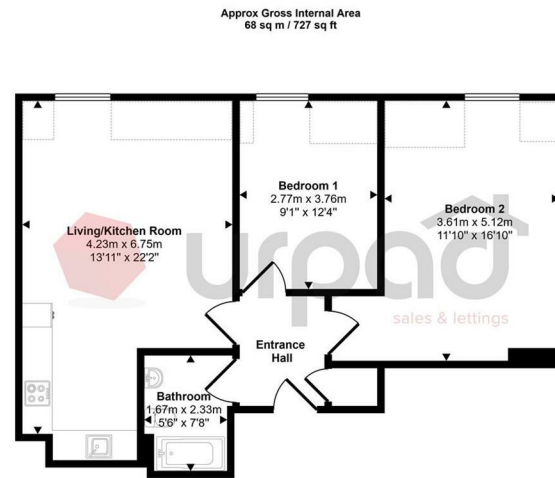
- Sought-After Location
- Two Bedrooms
- Modern Specification
- Gas Central Heating
- Top Floor
- Open Planned Living/Kitchen Room
- Off Street Allocated Parking Space

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	

THE PROPERTY

Urpard are delighted to offer to the market this, top floor two double bedroom apartment. Situated in the vibrant and highly sought-after area of Bedminster, Bristol, this property perfectly blends modern urban living with ultimate convenience. The property opens into a welcoming entrance hallway that seamlessly connects the entire accommodation. The heart of the home is the expansive, light-filled open-plan living room and kitchen. This versatile space is perfect for both relaxing and entertaining. Both bedrooms are generous doubles, offering plenty of space for storage. A sleek, modern family bathroom completes the layout. A massive bonus for this central location is the benefit from its own secure, allocated parking space for one vehicle. Location is everything. You are just moments away from Bedminster's bustling high street, independent cafes, and local amenities. Boasting fantastic proximity to major road links, Bristol City Centre, and Temple Meads station, commuting is effortless. This property is an absolute must-see and represents an ideal opportunity for a professional couple looking for premium city living. AVAILABLE END OF JULY.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

