

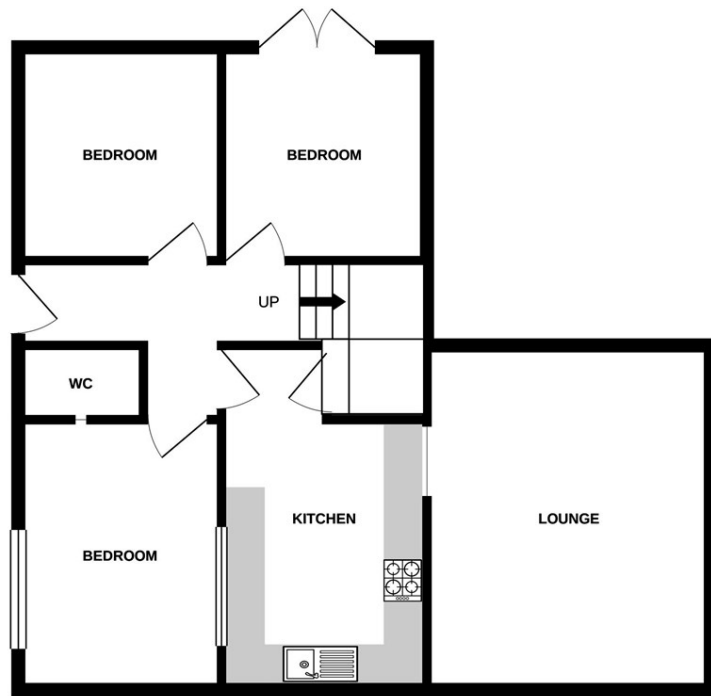


**1 Bed  
Room  
located in**

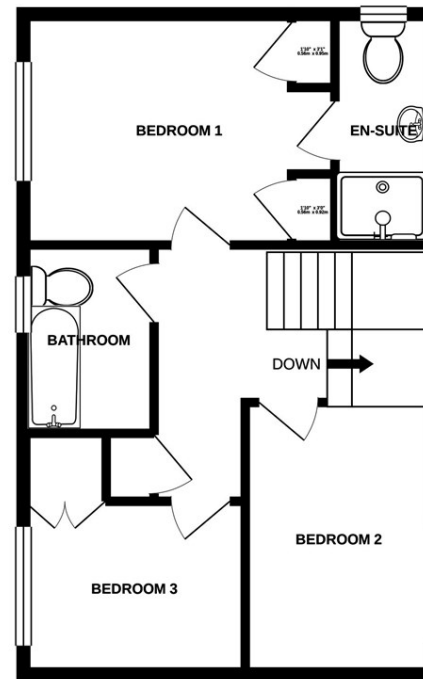
**£650 Per Month**



GROUND FLOOR



1ST 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.  
Made with Metropix ©2020

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

## DIRECTIONS

Making your way North along Pen Park Road, around 400m along Pen Park Road, you'll take a right at a roundabout onto Jenny Lane. Making your way through the new builds, you will find number 19 just behind a lovely small bit of green in front.

## CONTACT

Second Floor 9 Queen Square  
Bristol  
BS1 1JE

E: [hello@acenproperties.co.uk](mailto:hello@acenproperties.co.uk)  
T: 01173634411  
9 Queen Square

