



## Newent Court Newent Avenue, Bristol, BS15 8DN

£950 Per Calendar Month

**\*\*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\*\***

Brunt & Fussell are pleased to offer this charming and characterful one-bedroom first-floor flat, presented in excellent condition throughout, now available to rent. The property has been recently modernised to a high standard, boasting a stylish contemporary kitchen and bathroom. It can be offered either furnished or unfurnished, depending on the tenant's preference.

The lounge benefits from access onto a private balcony. Other benefits include allocated parking, in addition to two visitor spaces within the development. The accommodation comprises an entrance hallway, spacious lounge, modern kitchen, bedroom, and a generous bathroom.

We believe this property would be perfectly suited to a single professional looking for a quiet and comfortable home. Early viewing is strongly advised. Council Tax Band A. Energy Rating C.

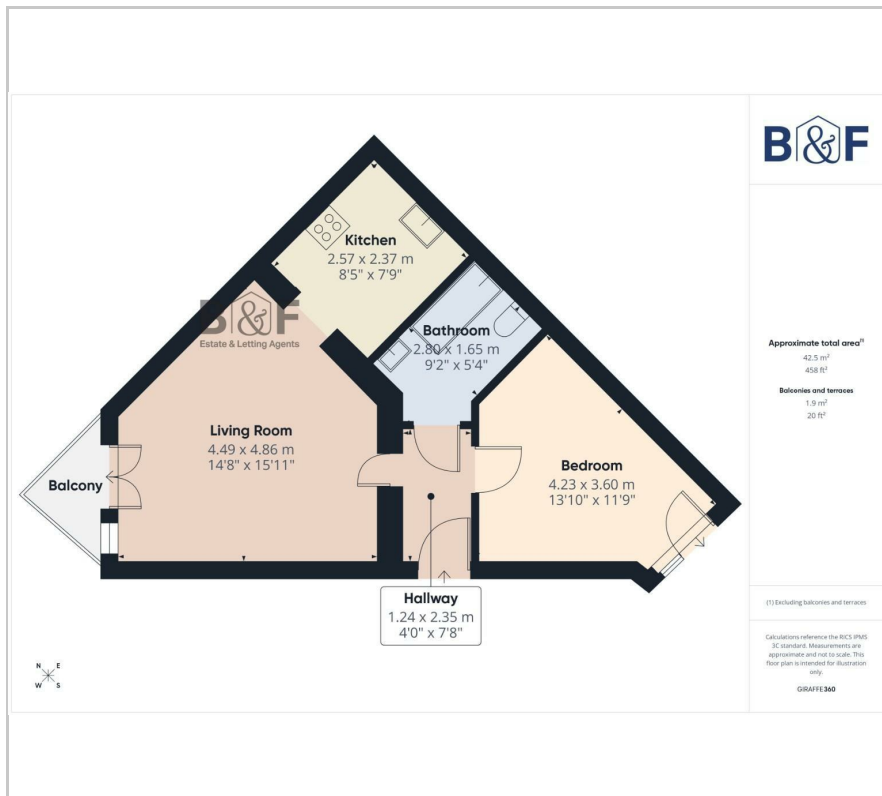
- First Floor Flat
- Quirky
- One Bed
- Modern Kitchen & Bathroom
- Allocated Parking
- Popular Location
- Private Balcony
- Energy Rating C

### Viewing

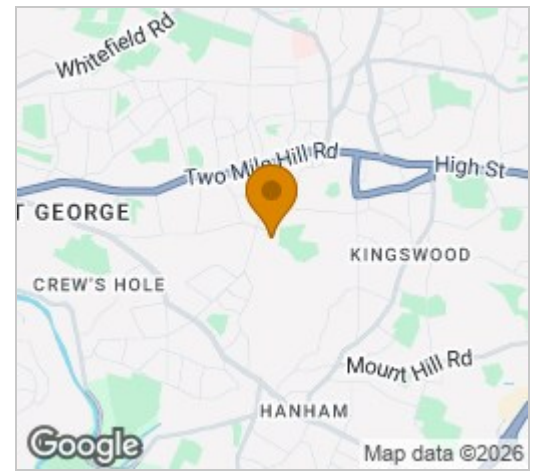
Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



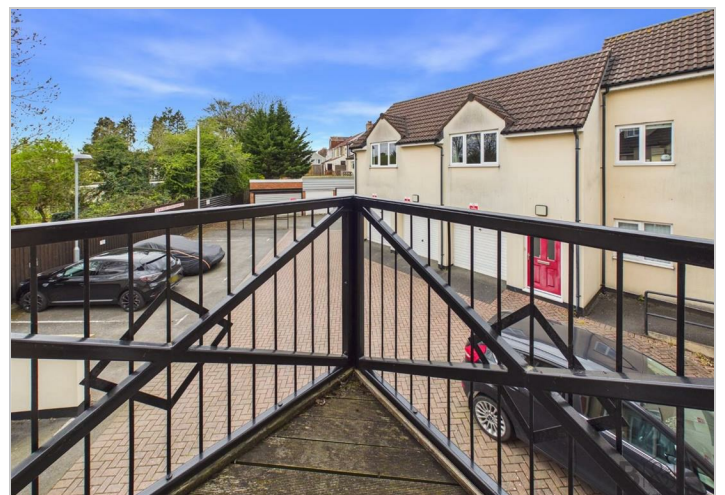
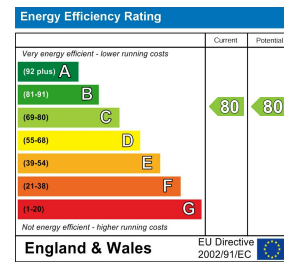
# Floor Plan



# Area Map



# Energy Efficiency Graph



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