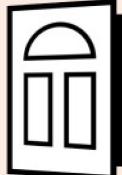


**2 Bed
Flat - Purpose Built
located in Patchway**

 **FRONT
DOOR
LETTINGS**

1 Great Brier Leaze
Patchway
Bristol
BS34 5FX



2



2



1



C

£1,350 Per month

A modern and well-presented two-bedroom flat available from early March.

Located on the ground floor, the property offers a well-designed layout with a bright main living space. The modern kitchen is fully equipped with white goods, while the living area opens out through French doors onto a private, secluded balcony, ideal for everyday use.

The main bedroom benefits from an ensuite shower room and a useful storage cupboard, with a second bedroom ideal as a guest room, home office or additional sleeping space. The flat also includes one dedicated parking space.

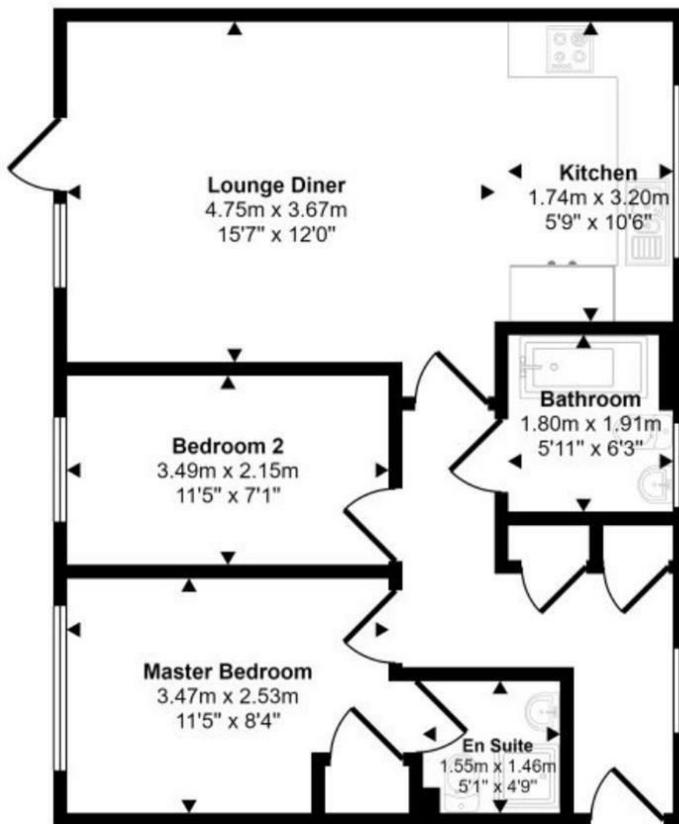
Ideally located for anyone working close to Cribbs Causeway and Patchway, and with easy access to the motorway.

Available from 3rd March.
Unfurnished.
Sorry no pets.

Rent - £1,350 pcm
Deposit - £1,557
Council Tax - Band B
EPC - C



Approx Gross Internal Area
57 sq m / 612 sq ft



Floorplan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	79	
EU Directive 2002/91/EC		

DIRECTIONS

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BS9 3AA

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