



**1 Bed  
Room  
located in**



46 Aylesbury Crescent  
Bristol  
BS3 5NW



£895 Per month

Luxury En Suite Room in Professional HMO – Bedminster, Bristol

Newly refurbished six-bedroom professional HMO with excellent access to Bedminster, North Street and Temple Meads.

This newly refurbished and fully furnished professional house share offers a calm, high-quality home for working professionals, combining stylish furnished bedrooms with solid wood furniture, a bright modern kitchen, generous shared living/dining space and a private south-facing terrace garden.

The room is located on the 1st floor and has its own private Ensuite. It boasts high quality, solid wood furniture and amazing design throughout.

The bright modern kitchen includes a skylight, green tiled splashback, dishwasher, washing machine, tumble dryer, fridge/freezer space and individual storage for tenants. The separate living/dining room provides a proper communal space with sofa, TV, dining table and patio doors opening onto the south-facing terrace garden.

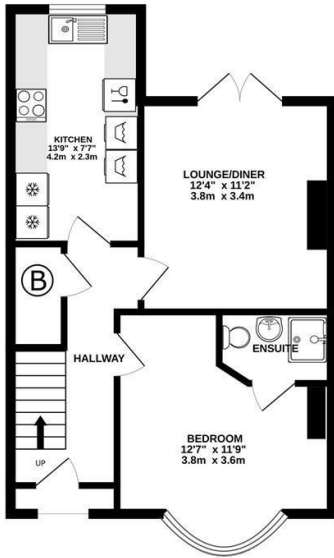
The house comes with a communal cleaner twice a month.

The location is perfect for quick access to Bristol

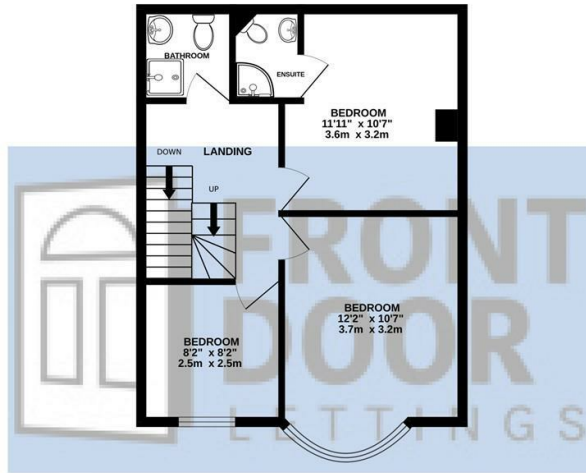
Parsons Street train station is just a 5-minute walk away, with



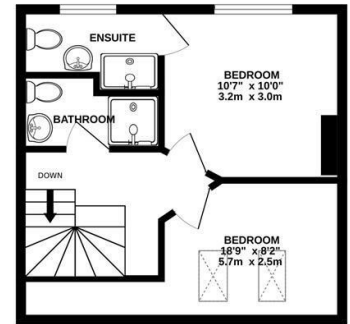
GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 sq.m.) approx.

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.  
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| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>82</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                             |           | EU Directive<br>2002/91/EC                                                          |
|                                             |           |  |

## DIRECTIONS

## CONTACT

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