

**The Letting Shop**



**Colliers Place, 1 Colston Street, Soundwell,  
Bristol, BS16 4BL**

**£1,000 per month**

*Unfurnished*

# Colliers Place, 1 Colston Street, Soundwell, Bristol, BS16 4BL

Entering the property, you are welcomed into a central hallway which serves as the backbone to this apartment, providing access to the bedroom, bathroom, living area, kitchen and storage cupboards.

The bathroom is conveniently located immediately to the right as you enter. This stylish space features a toilet, sink, and a bath with an overhead shower, complemented by marble effect wall panels and tiled flooring.

Straight ahead from the hallway is the bedroom, finished with neutral décor and carpeting, along with built in storage cupboards. The room also benefits from a generous sized window that allows in plenty of natural light, brightening the space up.

To the left of the hallway is the living/dining area, which features a Juliet Balcony and wood effect flooring, creating a bright and welcoming space. This area leads seamlessly into the kitchen via an open archway. The kitchen is fitted with partial tiling, a gas hob, electric oven, and a range of wall and base units for storage.

Council Tax Band - A  
Holding Deposit - £230  
Security Deposit - £1,153

- Unfurnished
- BS16 Location
- Offered Unfurnished
- Gas Central Heating
- Offered Unfurnished
- First Floor
- Neutral Decor
- Open Living Area
- Available 20th May



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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+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Letting Shop - Bristol

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.