



**Coombe Brook Close, Speedwell, Bristol, BS15
1PD**

£1,200 per month
Offered Unfurnished

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Offered unfurnished and available now is this two bedroom first floor apartment, located just off Charlton Road.

Enter from the side of the building and head upstairs to the first floor. Upon entering this neutral, bright and inviting apartment you are met with the entrance hall, which acts as the backbone of this home.

Bedroom one can be found on the left hand side. This room offers neutral décor with carpet and skylight window (with blind). Between bedrooms one & two is the bathroom, a space illuminated with natural light from the skylight window. The bathroom provides a shower over bath, wc & sink with tiled walls and vinyl flooring.

The open plan living area is located at the end of the hallway, alongside the second bedroom. The living area is a welcoming room and lends itself as an entertaining or relaxing space. The kitchen is neatly positioned and offers a variety of storage cupboards and includes,

- Electric Hob
- Electric Oven
- Fridge Freezer
- Washing Machine

At the lounge end of the room, you'll enjoy the view from the patio doors, or a drink from the breakfast bar.

This two bedroom apartment is available now and offered unfurnished.

Council Tax Band : B

Holding Deposit : £276

Security Deposit : £1,384

- Unfurnished
- First Floor Apartment
- BS15 Location
- Two Bedrooms
- Electric Heating
- Allocated Parking Space
- Neutral Decor
- Open Plan Living Area
- Offered Unfurnished
- Available Now
- Fridge Freezer Included
- Washing Machine Included

First 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 tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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/let.