



SARAH CLARK
PROPERTY CONSULTANTS

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SHAKESPEARE AVENUE, BRISTOL, BS7 0ER

Available 14th October. This very well-maintained 2 double bedroom apartment is based on this popular development in Horfield with excellent transport links and close to the MOD and Airbus. Would suit a small family or maximum two professional sharers.

The apartment benefits from a dual aspect lounge which is spacious and bright and has a Juliet balcony and bay window. The modern kitchen is set back from the lounge and has integrated appliances. The two bedrooms are both a good size with the master having a very handy en-suite shower room. There is also a family bathroom with white suite. In the hallway two built-in cupboards provide useful storage space. The apartment comes with an allocated parking space and there is plenty of on-site parking.

This is a great apartment in a very good location.

Rent = £1400pcm
Deposit = £1615
Council Tax Band = B
EPC = C



Features

- Available 14th October 2022
- 2 Double Bedroom
- Unfurnished
- En-suite and Family Bathroom
- Minimum 12 month tenancy
- Allocated Parking





TENURE

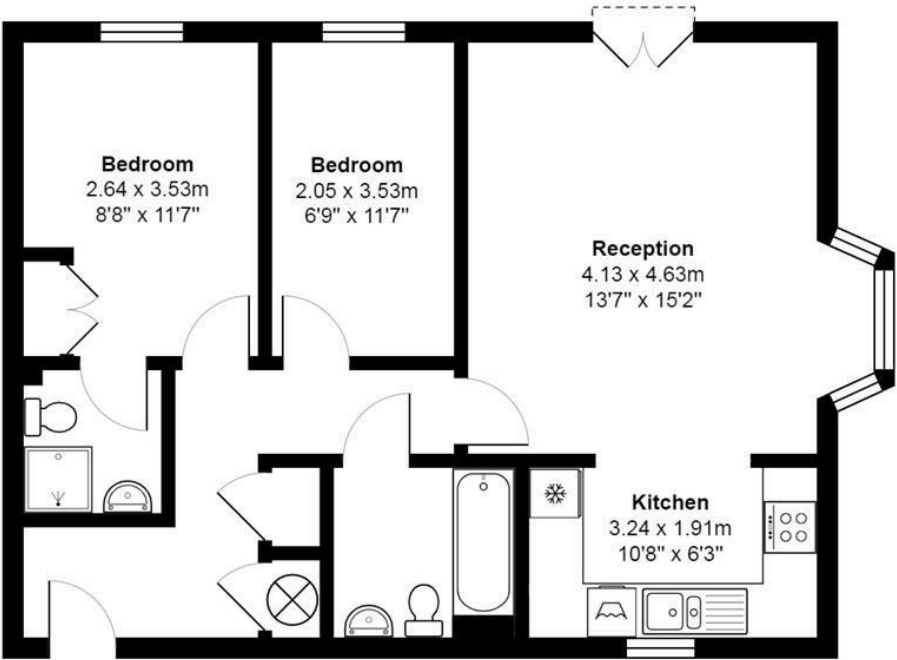
SERVICES

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LOCAL AUTHORITY

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55 Shakespeare Avenue



First Floor

Total Area: 60.8 m² ... 655 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A	(81-91) B			(82 plus) A			
(79-80) C	(69-80) C			(81-91) B			
(54-68) D	(55-68) D			(69-80) C			
(39-54) E	(39-54) E			(65-68) D			
(21-38) F	(21-38) F			(39-54) E			
(1-20) G	(1-20) G			(21-38) F			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		79	81				

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.