



**SARAH CLARK**  
PROPERTY CONSULTANTS

536 |  
HORIZON BROAD WEIR, BRISTOL, BS1 3DJ



Available now

Located in the Horizon development this stylish 2 bedroom fully furnished flat is close to the shops, restaurants and amenities of Cabot Circus.

The flat would suit a couple or two students and consists of a lounge/kitchen/dining room with access to a private balcony. The kitchen has a range of wall and base units, integrated fridge freezer, dishwasher and electric oven. There are two double bedrooms one with an en suite shower room. The large bathroom has a shower over bath, wash basin, wc and heated towel rail.

Located close to a large array of leisure facilities including a gym, shops, restaurants and the Cabot Circus complex there is also good access to the motorway networks, M32, M4 and M5 and Temple Meads railway station.

Minimum tenancy = 12 months  
Deposit = £2192  
Council Tax Band = D  
EPC = C



## Features

- Available Now
- 2 Bedrooms - 1 Double and 1 Single Bed
- En-suite and Family Bathroom
- Private Balcony
- City Centre Location
- Maximum 2 Sharers







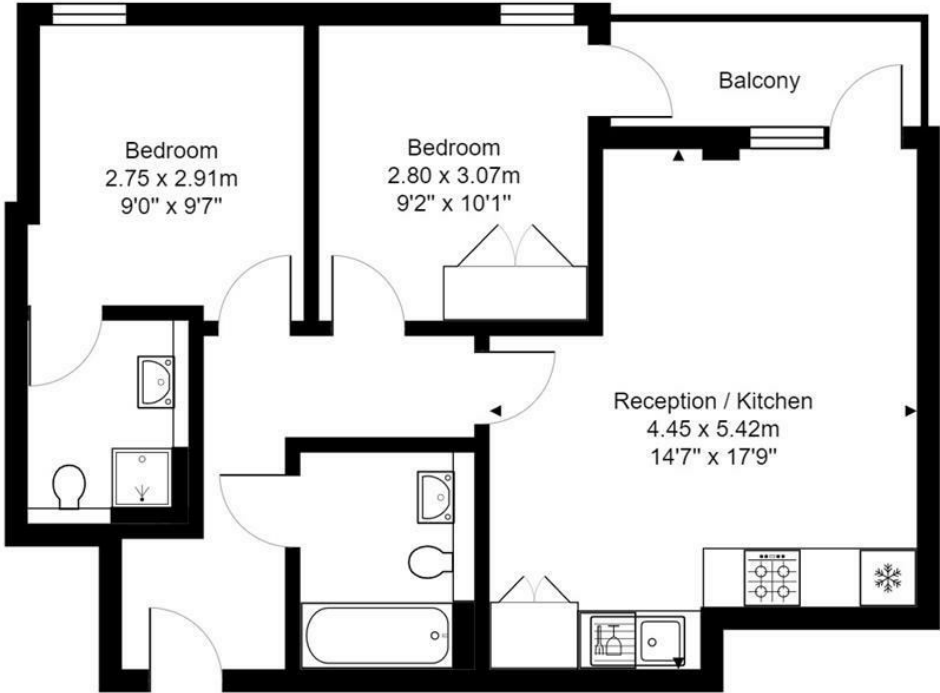
TENURE

SERVICES

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LOCAL AUTHORITY

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Total Area: 54.4 m<sup>2</sup> ... 586 ft<sup>2</sup> (excluding balcony)

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.  
www.inovusproperty.co.uk

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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.



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