



Flat 1, 12 Eugene Street, St Judes, Bristol, BS5 0TN

A FANTASTIC ONE BEDROOM GARDEN FLAT within walking distance of Cabot Circus! House + Co Property present this well presented and well proportioned flat with accommodation comprising communal entrance hallway with access to an undercover yard for bike storage, private flat hallway leading to double bedroom, modern bathroom and lounge/kitchen with fully fitted modern kitchen and appliances including integrated fridge/freezer, oven/microwave and hob, plus storage cupboard with plumbing for a washing machine. There is access to a courtyard garden area which is exclusive to this flat. Offered unfurnished and available to occupy now.

Council Tax Band - Band A (Bristol City)

Construction - Traditional Construction

Download speeds - Download speeds - Standard upto 18 Mbps, Superfast upto 80 Mbps or Ultrafast upto 1000 Mbps

Mobile Coverage - Coverage according to Ofcom mobile checker

- Professionally Managed By House + Co Property
- Unfurnished
- Garden Flat
- Available Now

£1,095 Per month



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A			
(81-91) B			
(69-80) C		81	81
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	