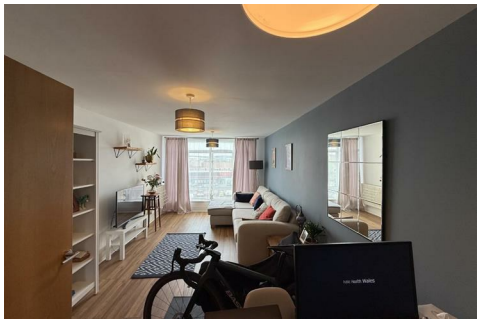
HOUSE+CO
PROPERTY

Sales **0117 907 0020**
Lettings **0117 902 6409**









20 Austen Place The Ridge, Shirehampton, Bristol, BS11 0DB

EMAIL ENQUIRIES ONLY House & Co are delighted to present to the market this well-presented two-bedroom flat, ideally situated in the popular BS11 area of Shirehampton. The property comprises an entrance hallway, a modern kitchen with white goods included, a spacious living room, two generous double bedrooms, with the main bedroom benefiting from an en-suite shower room, as well as a separate family bathroom. Further benefits include an allocated parking space. Located in a well-connected area offering excellent transport links via the M5 motorway, Shirehampton railway station and the portway park and ride station, making it ideal for commuters travelling into Bristol and beyond. The area also benefits from a range of local amenities, including shops, supermarkets, schools, and leisure facilities. Offered furnished, available 25th September.

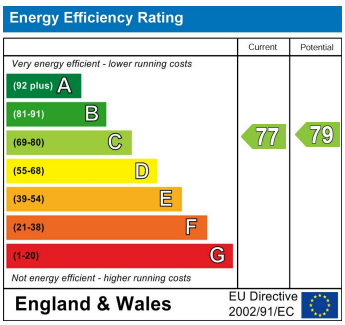
- Professionally managed by House and Co
- 2 bedroom flat
- Great location
- Allocated parking
- 2 bathrooms!

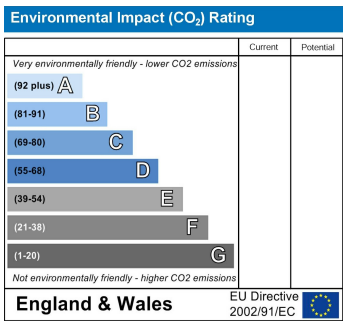
Council Tax Band - Band B (Bristol City Council)

Construction - Traditional Construction

Standard upto 8Mbps, Superfast upto 80Mbps or ultrafast upto 330Mbps

£1,295 Per month


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
77
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC