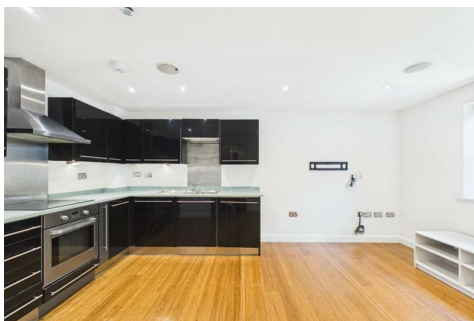




Flat 41, Cabot Court Braggs Lane, Bristol, BS2 0AX

Situated in the heart of Bristol, just off Old Market with its vibrant selection of cafés, bars and independent eateries, this well-presented purpose-built one bedroom apartment offers modern city living within easy reach of everything Bristol has to offer. Ideally located within walking distance of Cabot Circus Shopping Centre, Castle Park and Bristol Temple Meads station, the property is perfectly suited to first-time buyers, professionals or investors alike.

The accommodation comprises a bright and contemporary open-plan living space with an integrated kitchen, a spacious double bedroom and a modern bathroom. Residents also benefit from access to a communal garden overlooking a small park, providing a pleasant outdoor space in an otherwise central setting.

Available now! offered unfurnished.

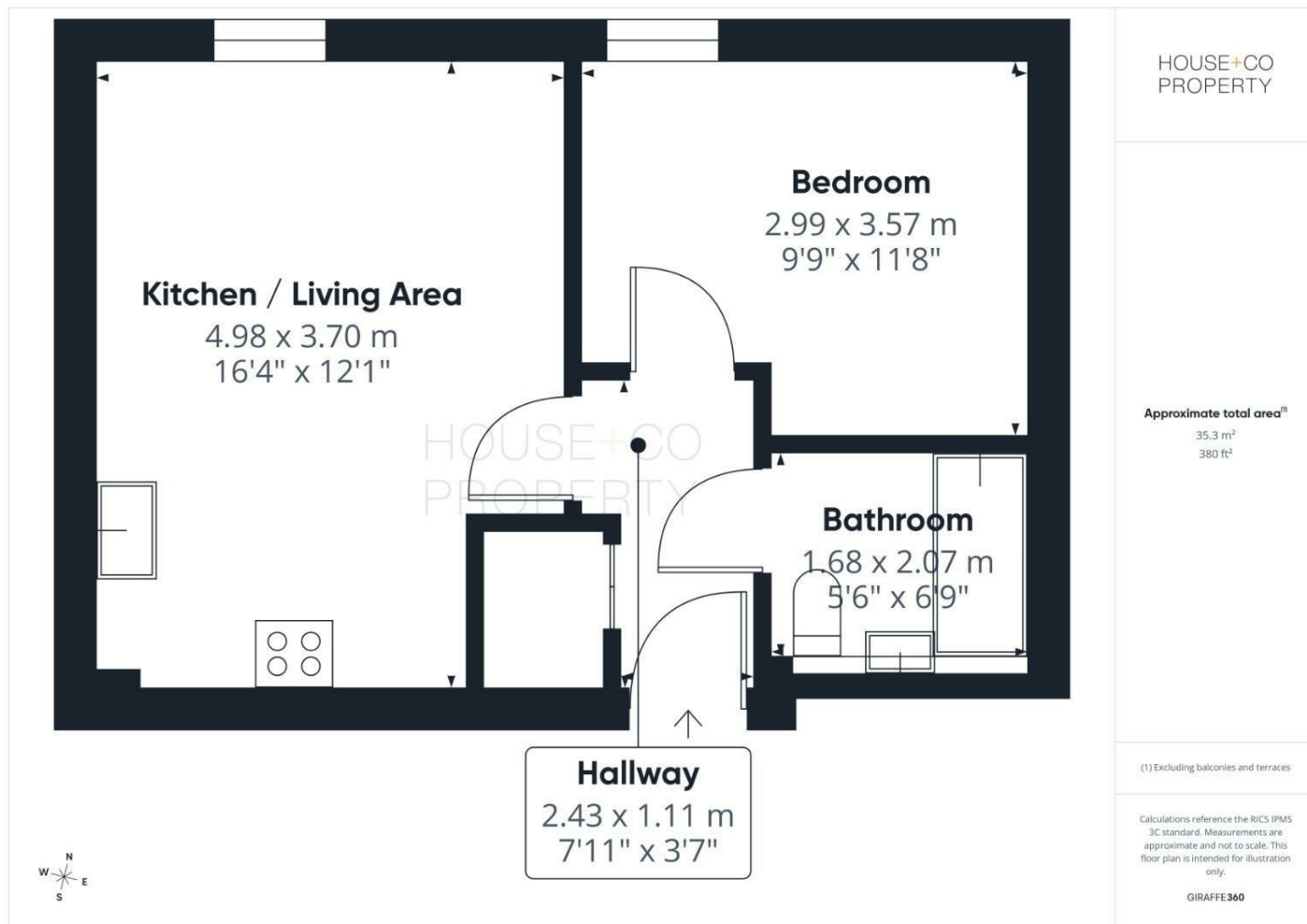
Council Tax Band - Band A (Bristol City)

Construction - Traditional Construction

Download Speeds - Standard up to 21Mbps

- Professionally managed by House and Co
- Great location
- 1 bedroom flat

£1,150 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		79	85
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC. 