



12 Earlstone Crescent, Cadbury Heath, Bristol, BS30 8HG  
£1,350 PCM



GROUND FLOOR

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We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Get in touch to arrange a viewing!

Like what you see?





Council Tax Band: A | Property Tenure:

ONE BEDROOM MODERN APARTMENT !! WITH PARKING !! Nestled on the fringes of Barrs Court area Bristol, close to all amenities including shops, cafes and parks. The transport links in the area are excellent, providing convenient connections to Bristol or Bath city centres and beyond. This delightful one bedroom apartment on Earlstone Crescent offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a large bedroom with built in wardrobes. The spacious reception room is perfect for relaxation or entertaining guests. The apartment also boasts a modern kitchen and shower room, designed with functionality in mind, ensuring that your daily routines are both efficient and enjoyable. The layout of the apartment maximises space, making it feel both airy and welcoming. Further benefits include private front door, parking space to front, double glazing, low council tax band A. Make sure this home is top of your to view list!! Offered unfurnished and available Early October !! Ideal property for a single person or couple! Not suitable for smokers, children, students or sharers.

Council Tax Band: A  
Holding Deposit 1 week : £311.54  
Dilapidations Deposit 5 weeks : £1557.69  
  
AWARD WINNING LETTINGS AGENT.



**Porch**  
8'9 x 7'10 (2.67m x 2.39m)

**Hallway**  
16'5 x 3'8 (5.00m x 1.12m)

**Lounge**  
19'6 x 16'11 (5.94m x 5.16m)

**Bedroom**  
19'6 x 14'8 (5.94m x 4.47m)  
With built in wardrobes

**Kitchen**  
15'4 x 7'9 (4.67m x 2.36m)  
Includes oven and hob

**Shower Room**  
10'2 x 4'4 (3.10m x 1.32m)  
comprising of shower cubicle,  
WC and wash hand basin

**Parking and Garden**



| 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 |                         |           |
|                                             | 60                      | 75        |
| England & Wales                             | EU Directive 2002/91/EC |           |

