

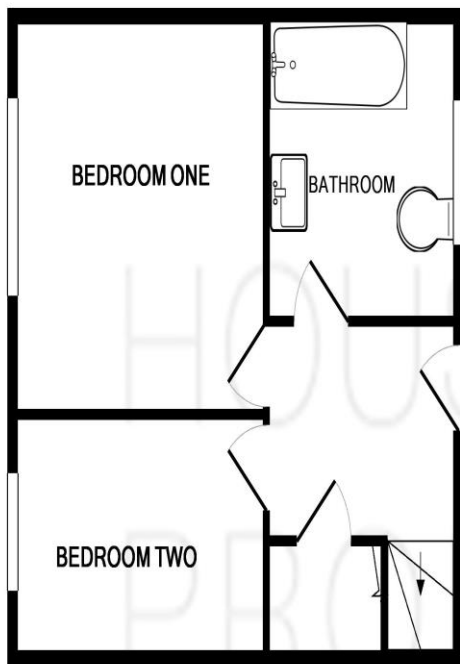
## Anvil Street Bristol BS2 0QQ • £1,050pcm



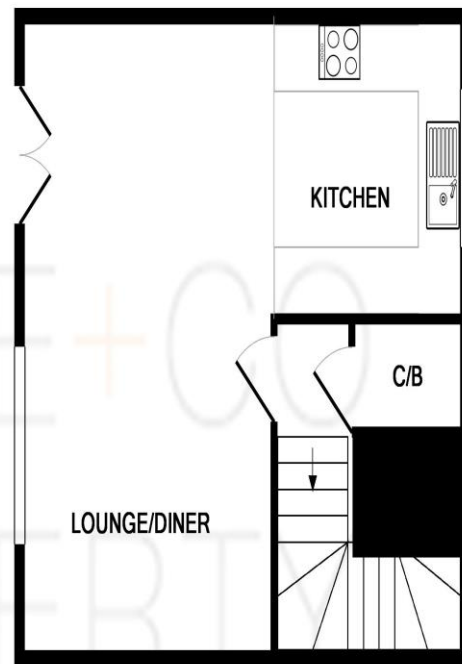
### 2 BEDROOMS • 1 BATHROOMS • 1 RECEPTIONS

**Professionally Managed By House + Co  
Property  
Unfurnished  
Available From Early March 2019**

House + Co Property are delighted to offer this well presented, split level, modern two bedroom duplex apartment set in this popular block within Temple Quay. Being offered unfurnished and available from early March 2019. Call now on 0117 9026409 to arrange your viewing. Prospective tenants will be required to pay the water rates to the Landlord each month. Application Fee's apply (£325 inc. VAT for upto two people, an additional £100 inc. VAT per person for additional applicants and per Guarantor if required).



GROUND FLOOR



1ST FLOOR

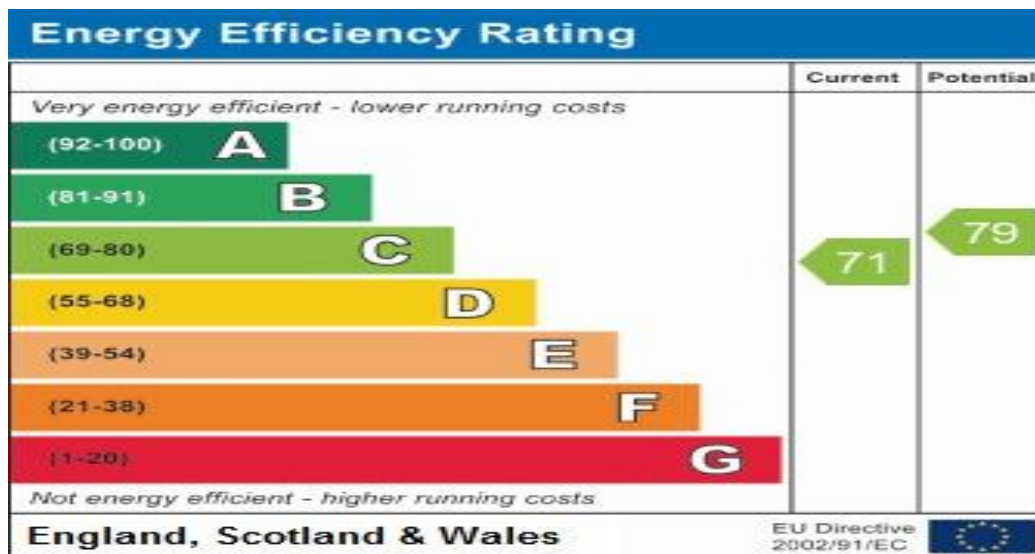
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Application fees

Application fees apply (£325 inc. VAT for up to two people, an additional £100 inc. VAT per person for additional applicants and per Guarantor if required).





## General information

Money Laundering Regulations 2003 – Intending tenants will be asked to produce identification documents prior to the agreement of a letting. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the tenants must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

## Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Tenants should satisfy themselves as to the layout of the property prior to making any decision to rent.