

**NEXA**  
BRISTOL



**TO LET**

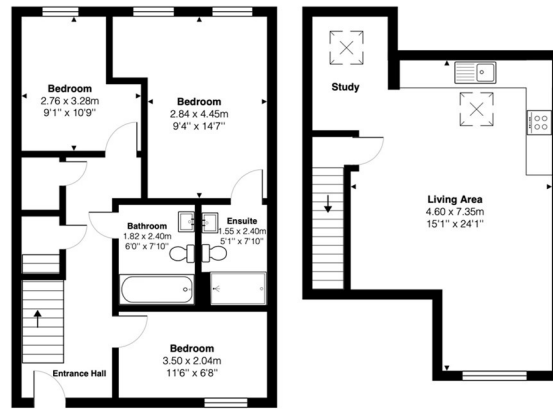
20 The Boot Factory, Beaconsfield Road, Bristol, BS5 8FB

£375,000

- 3 BEDROOMS
- TWO BATHROOMS
- CONVERTED IN 2020
- OPEN PLAN LIVING
- ALLOCATED PARKING SPACE
- DUPLEX
- TELEPHONE ENTRY POINT
- MODERN FINISH
- STUDY AREA
- GATED COMMUNITY

## THE PROPERTY

NEXA Bristol are pleased to present this stunning 3 bedroom duplex set in the iconic development of The Boot Factory.



Total Area: 90.6 m<sup>2</sup> ... 976 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## SITUATION

## Directions