



**£2,100 Per Month** Fairlawn Road | Montpelier | Bristol | BS6 5BB

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**Kendall Harper**

# Fairlawn Road | Montpelier | Bristol | BS6 5BB

Welcome to this charming Grade II listed former Malt House located in the heart of Montpelier, Bristol. This recently refurbished maisonette offers a unique blend of historical charm and modern convenience.

As you step inside, you are greeted by a spacious open plan lounge/kitchen/diner, perfect for entertaining guests or relaxing with your family. The property boasts three double bedrooms, providing ample space for a growing family or those in need of a home office.


With two bathrooms, mornings will be a breeze for everyone in the household. The sunny private garden is a delightful retreat where you can enjoy a cup of tea on a lazy Sunday morning or host a summer barbecue with friends.

Situated in The Maltings on Fairlawn Road, you'll find yourself in a vibrant neighbourhood with a strong sense of community. Montpelier is known for its eclectic mix of independent shops, cafes, and restaurants, offering a unique and bohemian lifestyle.

Don't miss the opportunity to make this unique property your new home. Contact us today to arrange a viewing and experience the charm of this Grade II listed gem in Montpelier, Bristol.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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