



£1,350 Per Month Eastmead Lane | Stoke Bishop | Bristol | BS9 1HJ

www.kendallharper.com | lettings@kendallharper.com

Kendall Harper

Nestled in the desirable and leafy suburb of Stoke Bishop, this charming top-floor flat on Eastmead Lane offers a delightful living experience. Spanning 614 square feet, the property features a well-designed layout that maximises space and comfort. Upon entering, you are welcomed by an entrance porch and hallway that leads to all rooms within the flat.

The inviting lounge/diner boasts lovely views over Stoke Bishop, providing a peaceful backdrop for relaxation or entertaining guests. Adjacent to this space is a modern fitted kitchen, equipped with essential white goods, including a convenient dishwasher, making daily chores a breeze.


The flat comprises two bedrooms, including a spacious master bedroom that promises restful nights. The second bedroom can easily serve as a home working space, catering to the needs of modern living. A contemporary shower room completes the accommodation, showcasing the property's stylish renovations.

This flat has been thoughtfully updated throughout, featuring new flooring, upgraded electrics, and a newly fitted kitchen and bathroom. Additionally, internal wall insulation has been installed to enhance energy efficiency, achieving an impressive EPC rating of C.

Residents can also enjoy the well-maintained communal gardens, tended to by the management





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

