



**£1,250 Per Month** Eastmead Lane | Stoke Bishop | Bristol | BS9 1HJ

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**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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