



£1,450 PCM Linden Grange | Claremont Avenue | Bishopston | BS7 8JB

[www.kendallharper.com](http://www.kendallharper.com) | [lettings@kendallharper.com](mailto:lettings@kendallharper.com)

Kendall Harper



## Linden Grange | Claremont Avenue | Bishopston | BS7 8JB


A superb two bed two bath modern apartment situated on this quiet road in Bishopston, just a short walk to the convenient amenities on Gloucester Road.

The property is set on the ground floor of the development and the accommodation briefly comprises an entrance hall, a spacious sitting room which is open plan to a modern fitted kitchen with appliances, a master bedroom with a fitted wardrobe and an ensuite shower room, a further double bedroom with a fitted wardrobe and modern family bathroom.

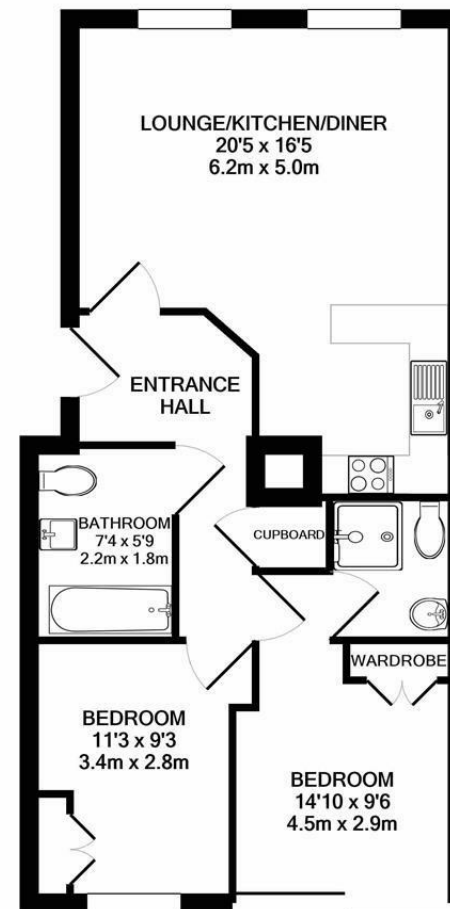
The property is in excellent condition throughout and benefits include an allocated off street parking space, secure bike storage, double glazing and gas central heating. Viewings are highly recommended!





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>		
(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		
	80	81
<b>England &amp; Wales</b> 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.



TOTAL APPROX. FLOOR AREA 652 SQ.FT. (60.6 SQ.M.)

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  
Made with Metropix ©2020