



**£1,250 Per Month** Richmond Road | Montpelier | Bristol | BS6 5EP

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**Kendall Harper**



A well presented one bedroom garden flat situation on this popular road in Montpelier and within easy reach of the convenient amenities on Picton Street, Stokes Croft and Gloucester Road.

The accommodation briefly comprises an entrance hall, a light and airy sitting room, a bathroom with a bath and separate shower cubicle, a double bedroom with storage cupboards and a modern fitted kitchen with appliances.

To the outside the property benefits from a private rear garden which has a patio area and steps leading up to a raised garden laid to law and garden shed.

Further benefits include gas central heating and double glazing. Suitable for a single occupant or a professional couple and 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>                                   | 72      | 74        |
| (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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