



£1,000 PCM Fifth Avenue | Horfield | Bristol | BS7 0LP

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Kendall Harper

Fifth Avenue | Horfield | Bristol | BS7 0LP

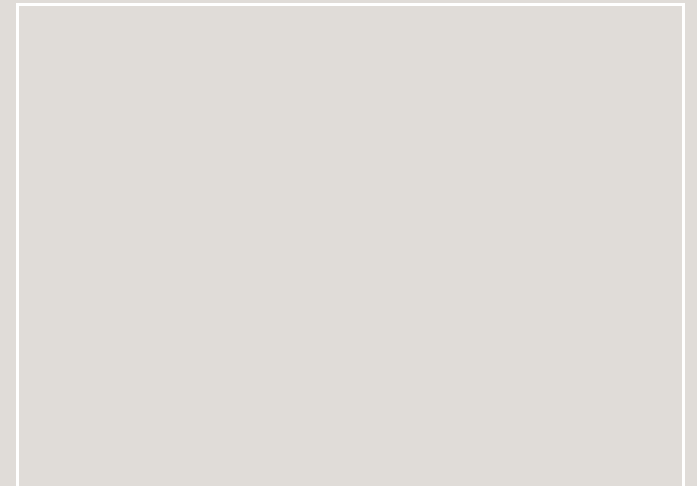
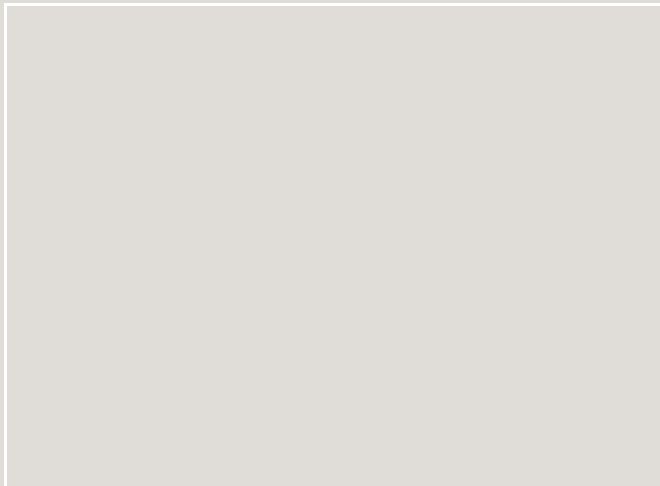
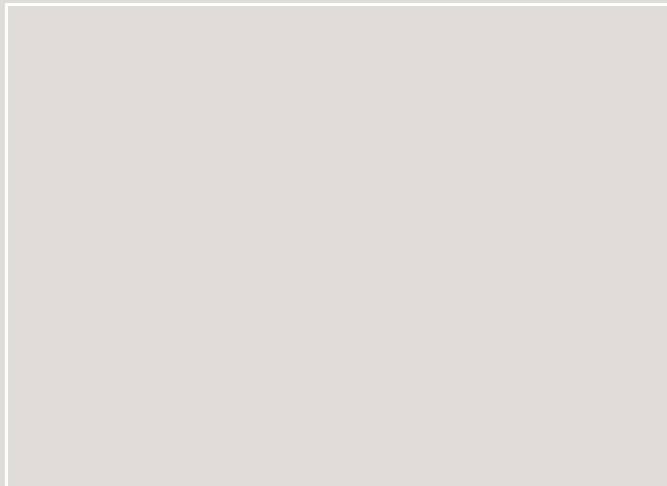
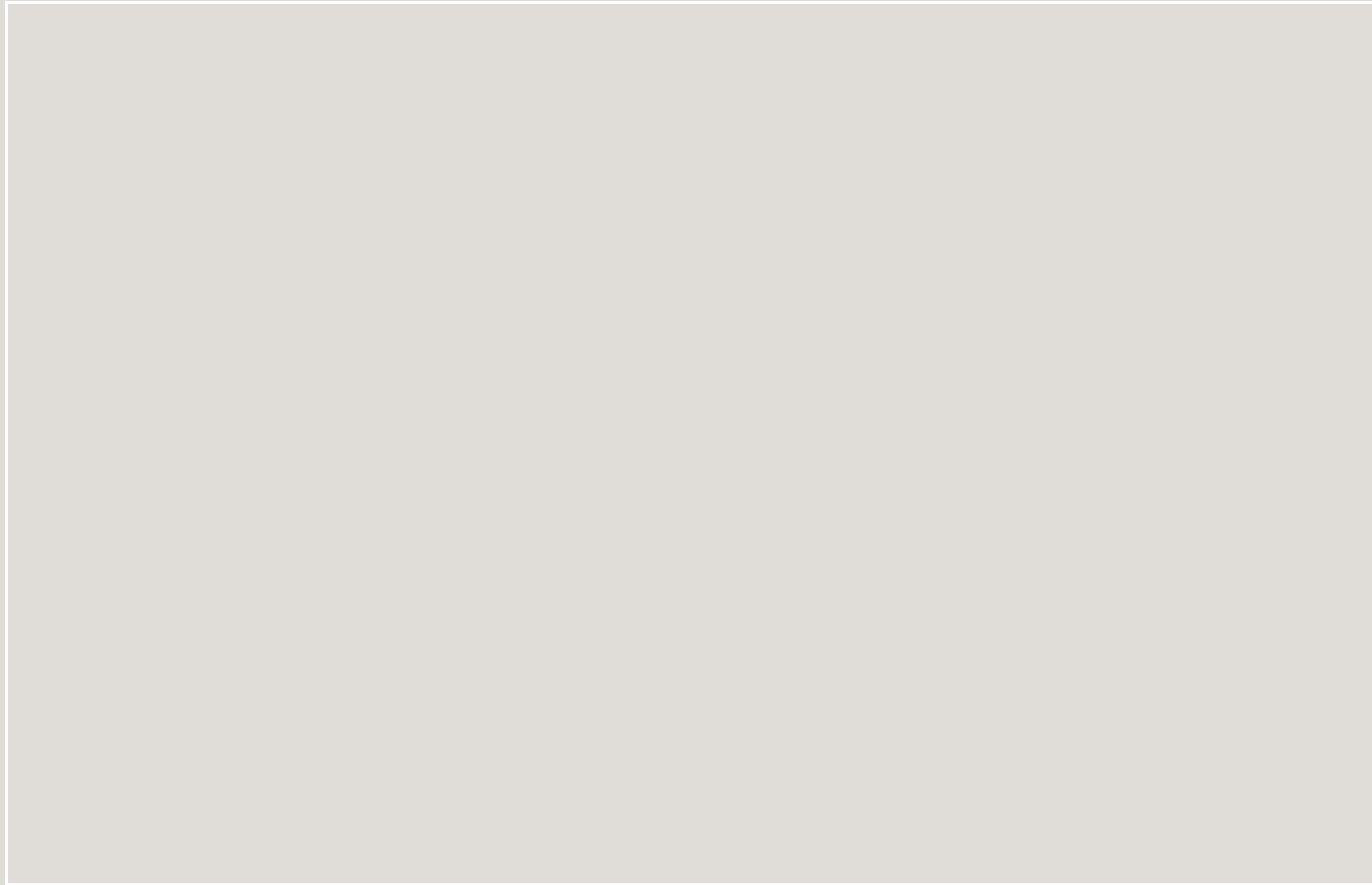
Nestled in a tranquil cul-de-sac on Fifth Avenue in Horfield, Bristol, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. The property is ideally situated close to the amenities on Filton Avenue, ensuring that daily necessities are just a short stroll away. Additionally, excellent transport links to central Bristol and major motorways, including the M32, M4, and M5, make commuting a breeze.

As you enter the flat, you are welcomed by a first-floor landing that leads to a spacious sitting room, which is thoughtfully designed in an open-plan style with a modern fitted kitchen. This layout not only maximises space but also creates a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features a generously sized double bedroom located at the rear, providing a peaceful retreat, along with a contemporary shower room that adds to the overall appeal.

The property is currently undergoing redecoration and will benefit from new carpets throughout, ensuring a fresh and modern feel upon moving in. Offered unfurnished, this flat is an excellent choice for a single occupant or a professional couple seeking a comfortable home in a desirable location.

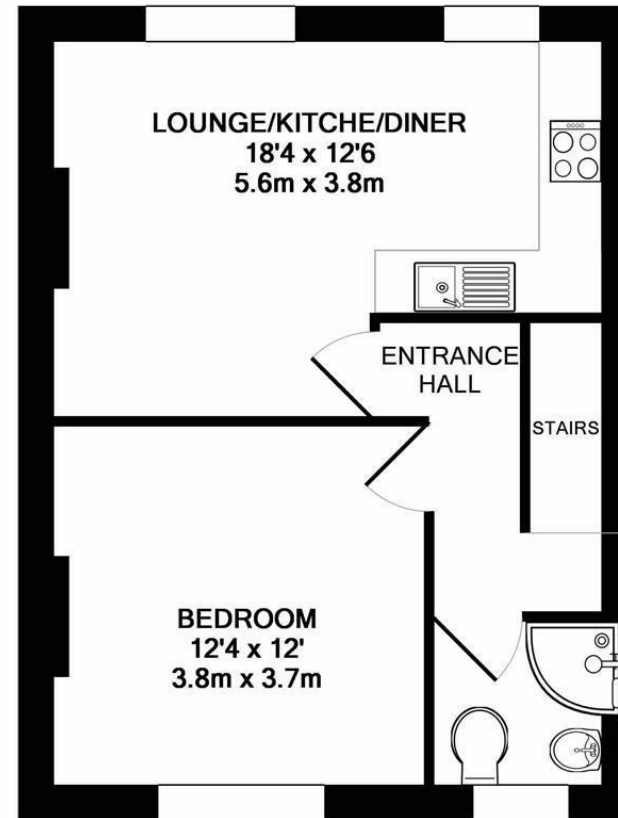
In summary, this light and spacious flat combines modern living with a quiet setting, making it an ideal choice for those looking to enjoy the best of Bristol. Don't miss the opportunity to make this charming property your new home.





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.



TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 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
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