



## Flat 40, Orchard House 515-517 Stockwood Road, Bristol, BS4 5LR

**£975**

\*\*\*\*\* PLEASE EMAIL YOUR INTEREST \*\*\*\*\*

Come and take a peek at our charming 1-bedroom flat, currently available to let in a location with excellent public transport links and local amenities. This property presents itself in an immaculate condition, meaning you can move straight in and can be part furnished or un-furnished.

You'll be welcomed by a light-filled kitchen, which is a dream for those who enjoy cooking. The kitchen benefits from an abundance of natural light with windows that span the entire width of the room offering fantastic views and also making the space feel open and inviting. There is an array of storage and built in white goods to include a dishwasher, washing machine and fridge/freezer.

The reception room is open-plan to the kitchen and is perfect for entertaining guests or simply unwinding after a long day. The property also boasts a double bedroom that ensures a comfortable night's sleep.

Take delight in the bathroom which features a large shower cubicle, WC, wash hand basin and a heated towel rail, adding a touch of luxury to your daily routine.

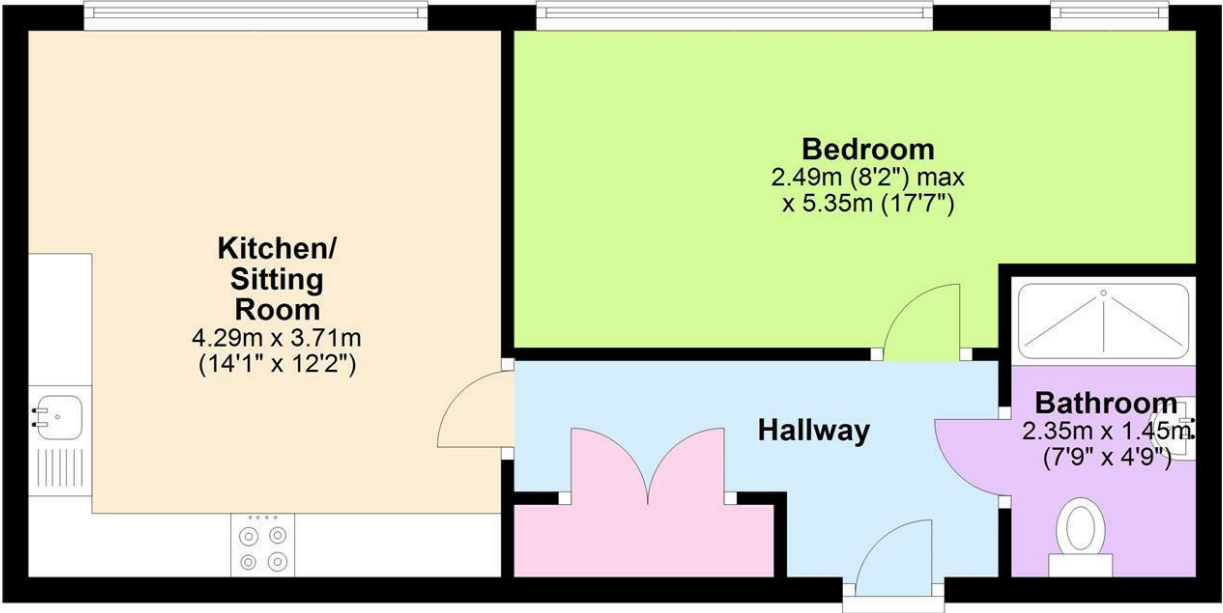
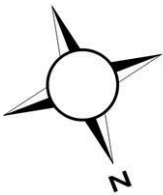
One of the unique features of this property is car park which has plenty of space and the added bonus of an EV charging points.

This flat is more than just a property; it's a home waiting to be filled with new memories. Don't miss this opportunity!

Floor Plan

Third Floor

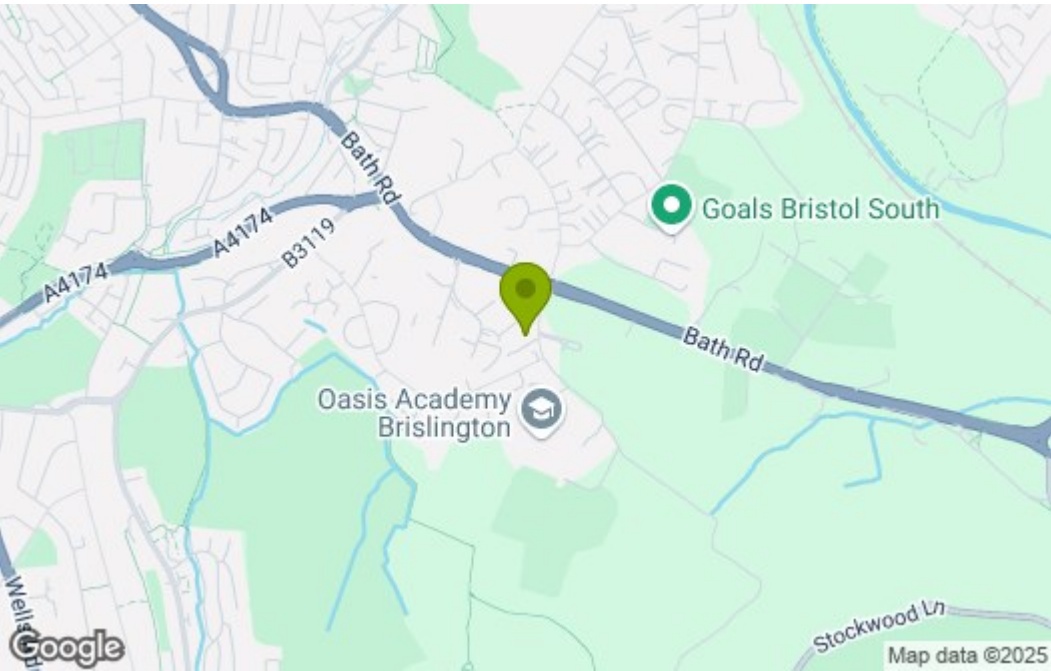
Approx. 39.3 sq. metres (422.8 sq. feet)



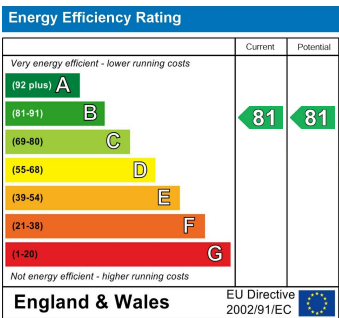
Total area: approx. 39.3 sq. metres (422.8 sq. feet)

40 Orchard House, Bristol

Area Map



Energy Efficiency Graph



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