



**£1,250 PCM** Cromwell Road | St Andrews | Bristol | BS6 5HD

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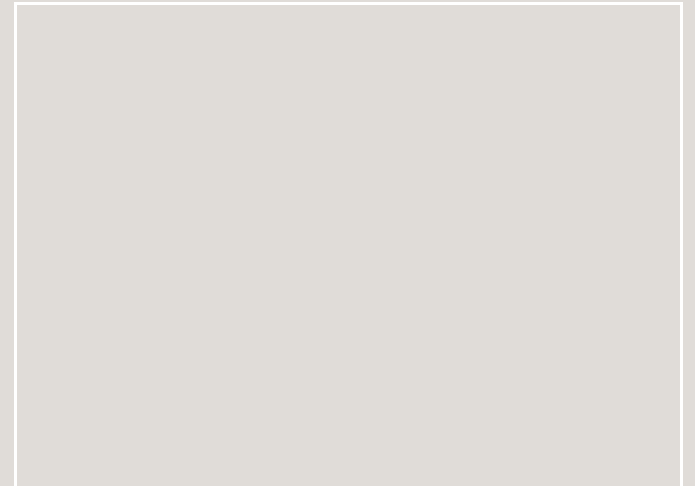
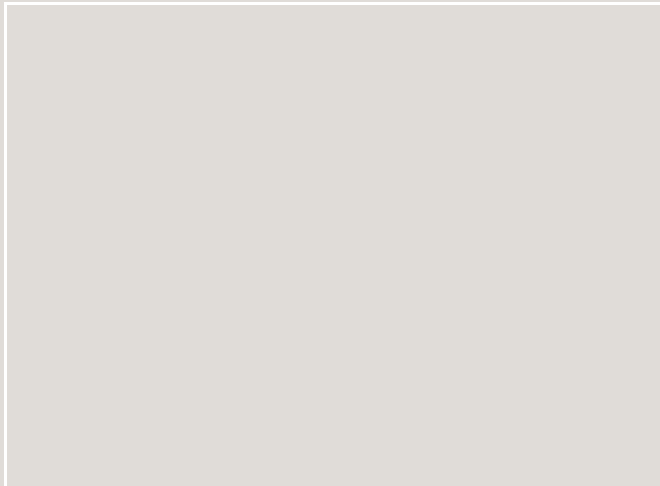
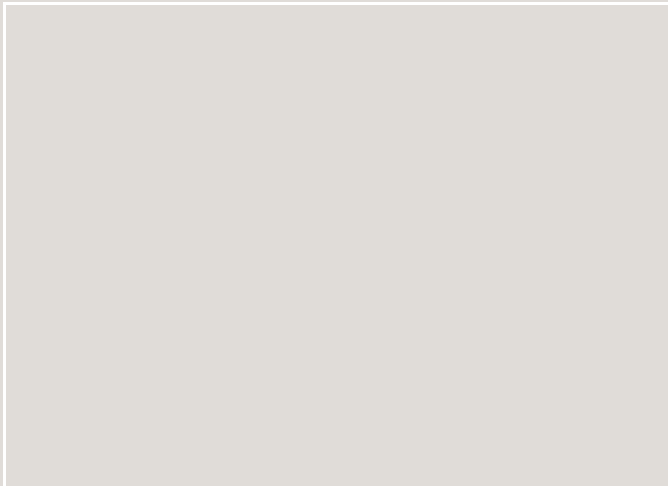
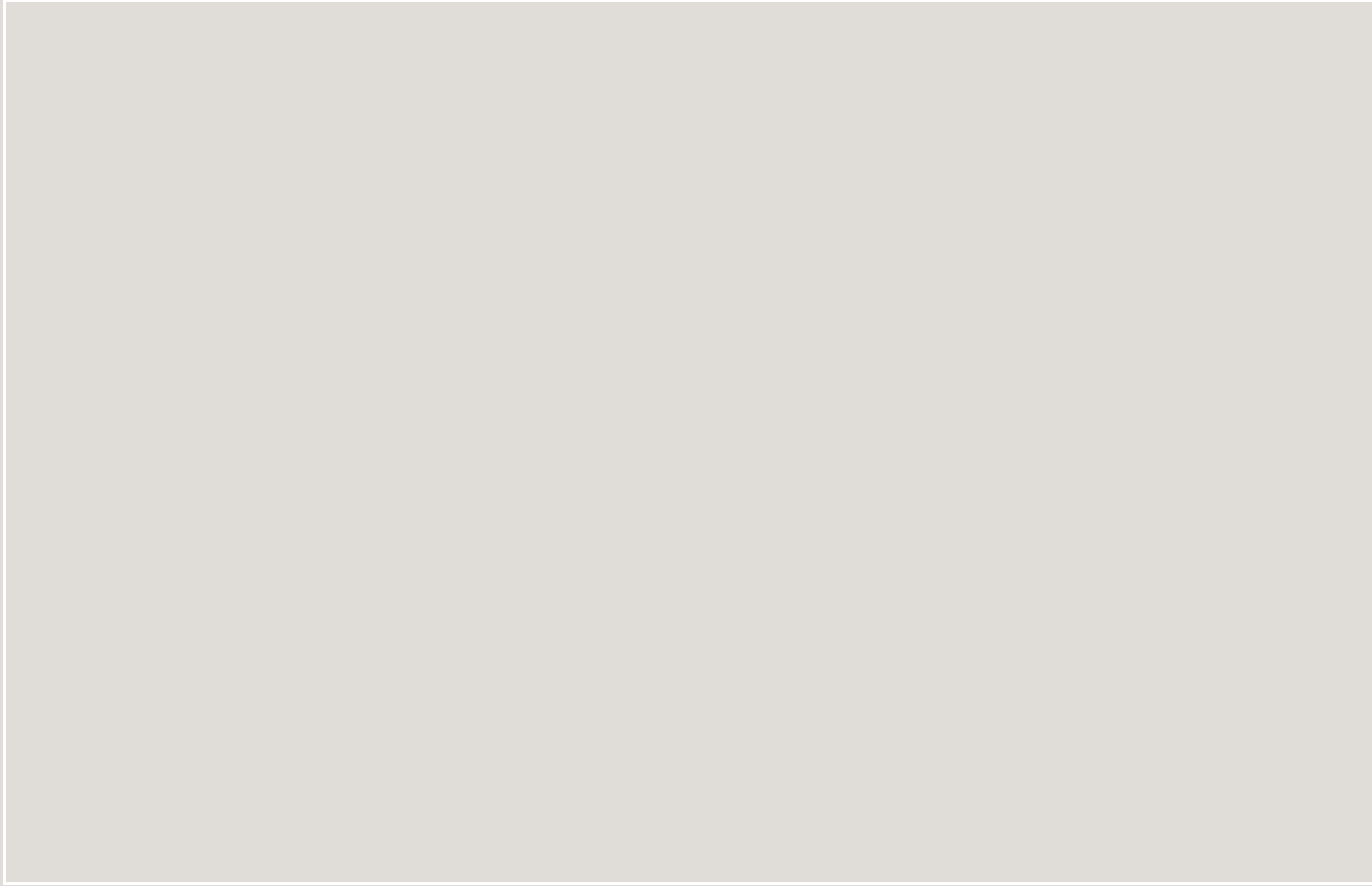
**Kendall Harper**

A superb one bedroom top floor apartment offering superbly presented and imaginatively created accommodation, which comprises an entrance hallway, living room which is open plan to a contemporary fitted kitchen with integrated appliances, a modern finished bathroom and a spacious double bedroom with eaves storage.


Further benefits include gas central heating, double glazing, a high EPC rating and an excellent location within easy access of local shops and central Bristol.

The property is available on 6th February 2026 and viewings are highly recommended.

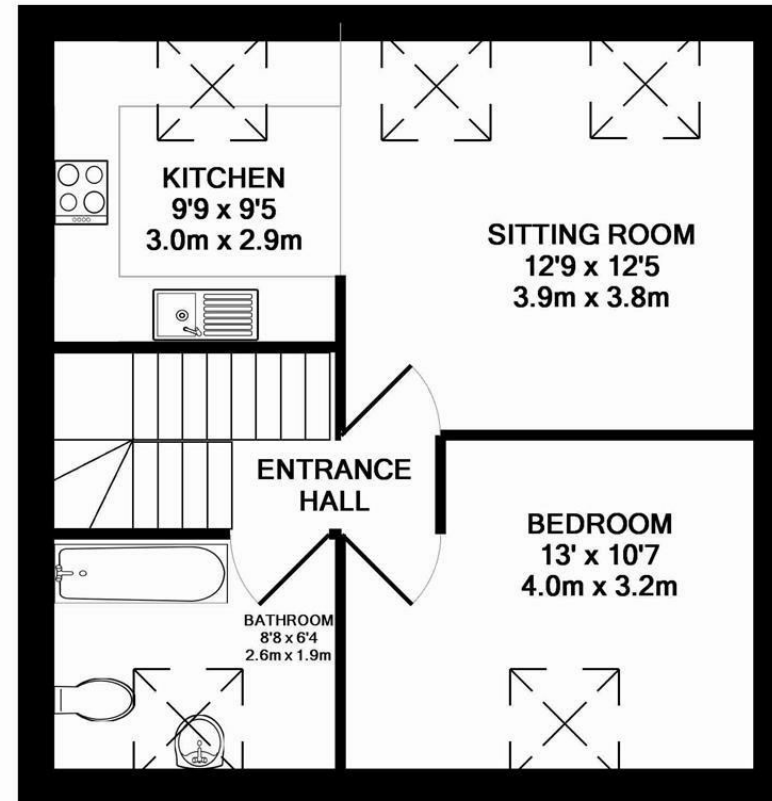




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 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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