



**£1,200 PCM** Cromwell Road | St Andrews | Bristol | BS6 5EX

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**Kendall Harper**



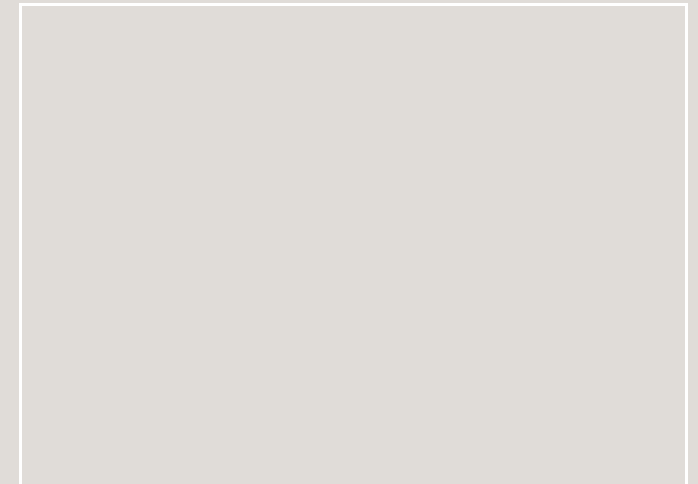
Nestled on Cromwell Road in the charming area of St Andrews, Bristol, this delightful garden flat offers a perfect blend of modern living and Victorian charm. Situated on the ground floor of a beautifully converted Victorian building, this property is ideally located just a stone's throw from the vibrant Gloucester Road, known for its eclectic mix of shops, cafes, and amenities.

Upon entering, you are welcomed by a light and airy entrance lobby that leads into a spacious sitting room, perfect for relaxation or entertaining guests. The flat features a newly fitted modern bathroom, complete with a shower over the bath, ensuring both style and convenience. The contemporary kitchen is equipped with essential appliances, making it a joy for any home cook.


The generously sized double bedroom boasts a lovely bay window, allowing natural light to flood the space. The outdoor area is a true highlight, providing a peaceful retreat with picturesque views over the city of Bristol, ideal for enjoying a morning coffee or evening relaxation.

With gas central heating and double glazing throughout, this flat ensures comfort and warmth all year round. This property is perfectly suited for a single occupant or a professional couple seeking a stylish and convenient home in a sought-after location. Don't miss the opportunity to make this charming garden flat your own.

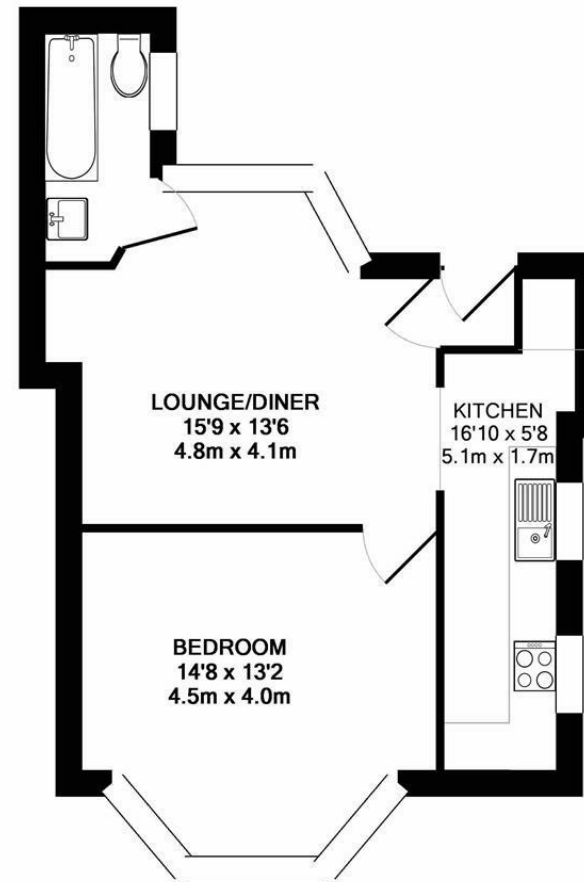




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</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 494 SQ.FT. (45.9 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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