



£1,450 Per Month Kellaway Avenue | Horfield | Bristol | BS6 7YP

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Kendall Harper

Nestled in the desirable area of Kellaway Avenue, Bristol, this recently renovated flat offers a perfect blend of modern living and comfort. The property is light and spacious throughout and boasts a generous open plan lounge, kitchen, and dining area, ideal for both relaxation and entertaining.

The flat features two double bedrooms, providing ample space for rest and privacy. The newly fitted kitchen is modern and stylish and includes an integrated double oven, induction hob, and fridge/freezer, ensuring that all your culinary needs are met with efficiency. The contemporary three-piece bathroom suite is equally impressive, showcasing a free-standing bath and a shower over, perfect for unwinding after a long day.

Throughout the property, you will find new flooring and fresh decor, creating a bright and inviting atmosphere. The installation of new electrics and a central heating system, along with a combi boiler, ensures that the flat is both energy-efficient and comfortable year-round. Additionally, the external wall insulation contributes to a cosy environment.

For those with vehicles, the property includes an allocated off-street parking space in an undercover car port, a valuable asset in this bustling area. The parking is also wired to facilitate the installation of an EV charger.

This flat offers modern conveniences in a sought-after location and is sure to impress. Do not miss the opportunity to make this stunning flat your new home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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	

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