



£1,700 PCM Fernbank Road | Redland | Bristol | BS6 6PU

[www.kendallharper.com](http://www.kendallharper.com) | [lettings@kendallharper.com](mailto:lettings@kendallharper.com)

Kendall Harper

# Fernbank Road | Redland | Bristol | BS6 6PU

Nestled on Fernbank Road in the desirable area of Redland, Bristol, this stylish and spacious two-bedroom flat occupies the ground floor of an elegant Victorian building. With its own private entrance, this property offers a perfect blend of modern living and classic charm.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge/diner, adorned with beautiful wood flooring and a large bay window that floods the space with natural light. The modern fitted kitchen is equipped with an integral oven and hob, making it ideal for those who enjoy cooking and entertaining.

The accommodation boasts a master bedroom complete with an ensuite shower room, providing a private retreat. A further double bedroom, also featuring a bay window, offers access to a delightful private courtyard garden, perfect for enjoying a morning coffee or evening relaxation. Additionally, there is a well-appointed bathroom that includes both a bath and a separate shower cubicle.

This flat benefits from gas central heating and double glazing, ensuring comfort throughout the year. With allocated off-street parking for one vehicle, convenience is at your doorstep. This property is particularly suited for a professional couple seeking a stylish home in a vibrant community. Viewings are highly recommended to fully appreciate the charm and quality this flat has to offer.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

