



## 4 Emery Road

, Brislington, BS4 5PF

£1,400 PCM

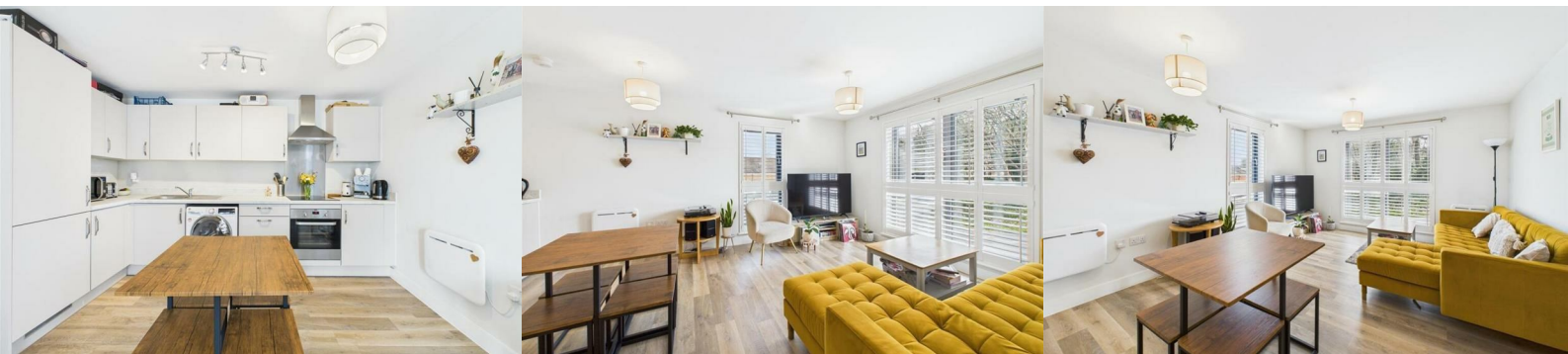


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Nestled on Emery Road in the charming area of Brislington, this stunning first-floor flat, built in 2021, offers a perfect blend of modern living and comfort. Spanning 581 square feet, the apartment features a bright and airy open-plan kitchen, dining, and living area, which is beautifully illuminated by dual-aspect windows adorned with elegant shutters. This inviting space is ideal for both relaxation and entertaining.

The property boasts two generously sized bedrooms, providing ample space for rest and personalisation. The sleek and contemporary shower room adds a touch of luxury, ensuring that every aspect of this home is designed with style and functionality in mind.

Additional highlights include an allocated parking space, which is a rare find in urban living, as well as secure bike storage for those who enjoy cycling. The location is particularly advantageous, offering easy access to a variety of local amenities and excellent transport links, making commuting to both Bristol and Bath a breeze.



hallway hallway: 9'3" x 3'3" (hallway: 2.82m x 1.01m )

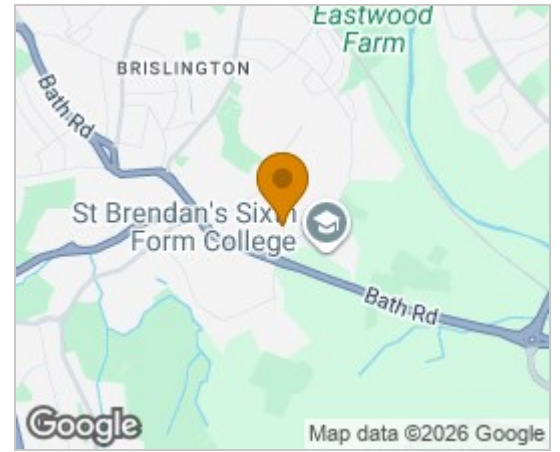
Living/Dining/Kitchen: 17'6" x 12'2" (5.35m x 3.72m)

Bedroom One: 8'0" x 13'3" (2.46m x 4.05m)

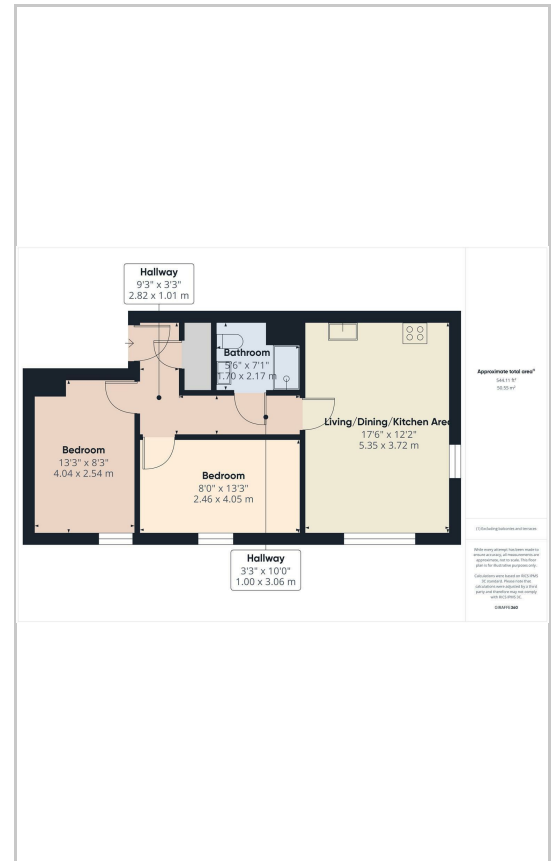
Bedroom Two: 4.04m x 2.54m (13'3" x 8'3") 13'3" x 8'3"  
(4.04m x 2.54m)

Bathroom 5'6" x 7'0" (1.70m x 2.14)

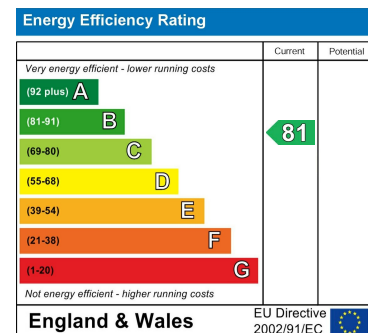
## Area Map



## Floor Plans



## Energy Efficiency Graph



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