



### **34 Orchard House Stockwood Road, Bristol, BS4 5LR**

**£1,050 Per Month**

An immaculate apartment in a superb location which is great for commuters.

The apartment has an entrance hall, open plan living/kitchen/diner. The fitted kitchen comes with all integrated appliances including dishwasher, washer/dryer, fridge/freezer and oven/hob.

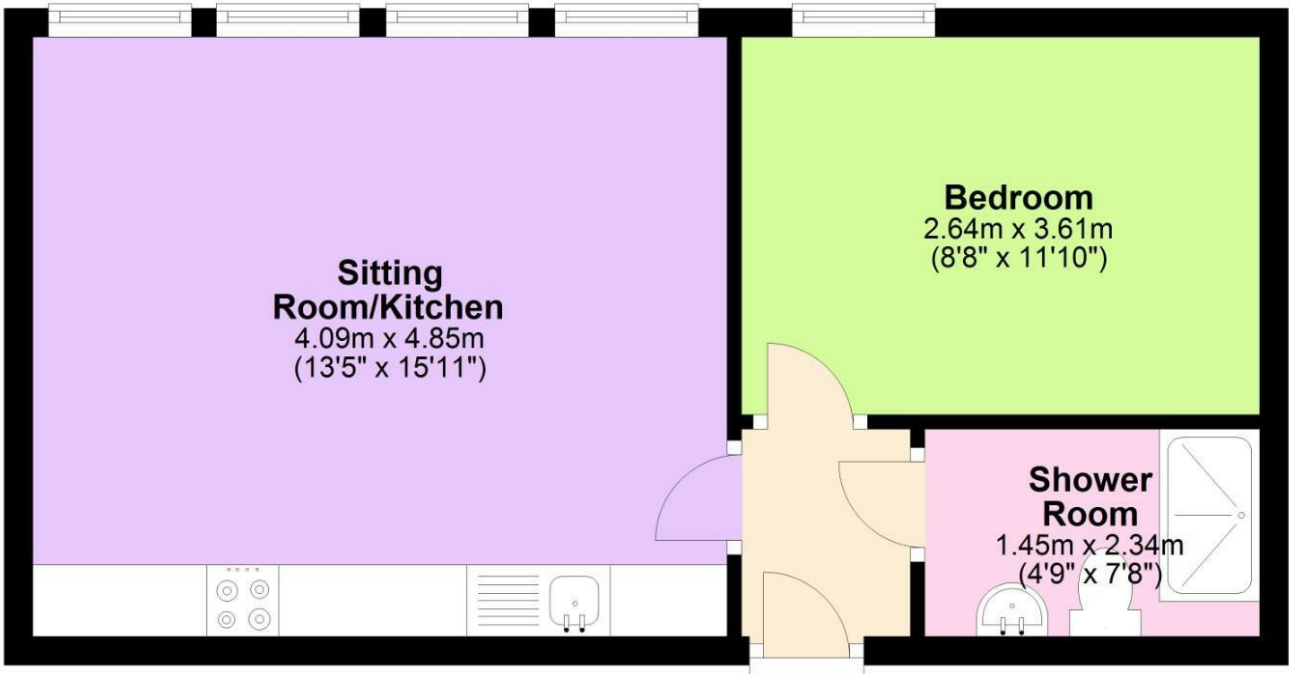
The double bedroom is well appointed and there is a separate shower room with a tiled shower enclosure and heated towel rail. There are many benefits including electric heating, access to secure bike storage, a communal car park including electric charging bays..

The location has great public transport links to Bristol, Bath and Bristol Airport. The ring road is also nearby leading to motorway links. It is within walking distance to the retail park and various shopping outlets, a supermarket, gym and eateries..

Floor Plan

### Third Floor

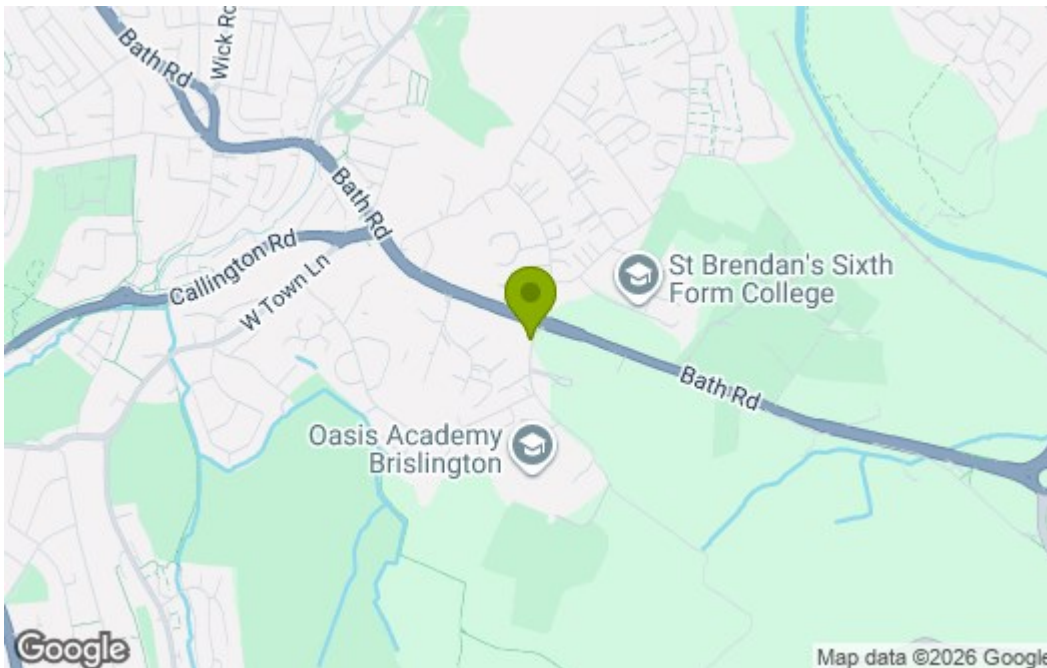
Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 35.4 sq. metres (381.0 sq. feet)

### 34 Orchard House, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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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