



£1,450 PCM Bath Buildings | Montpelier | Bristol | BS6 5DA

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

Kendall Harper

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This stylish two bedroom apartment located within the Armidale Place development is sure to attract strong interest. Located off Cheltenham Road in Montpellier with excellent transport links and within easy reach of the City Centre, the local amenities of Picton Street and the ever popular Gloucester Road, the property is perfectly placed.

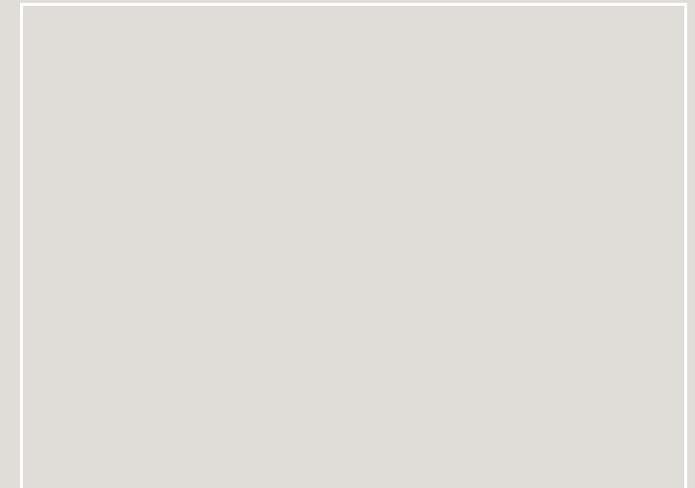
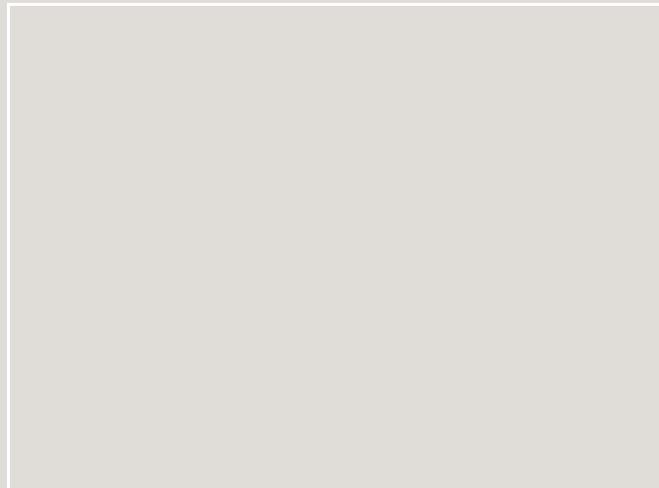
Internally the apartment consists of an entrance hall with a utility cupboard, two double bedrooms, a lounge/diner, a modern family bathroom and a modern fitted kitchen which includes integrated appliances.

The property also benefits from an allocated off street parking space in a secure underground car park.

The monthly rental for this property includes water rates for the duration of the tenancy.

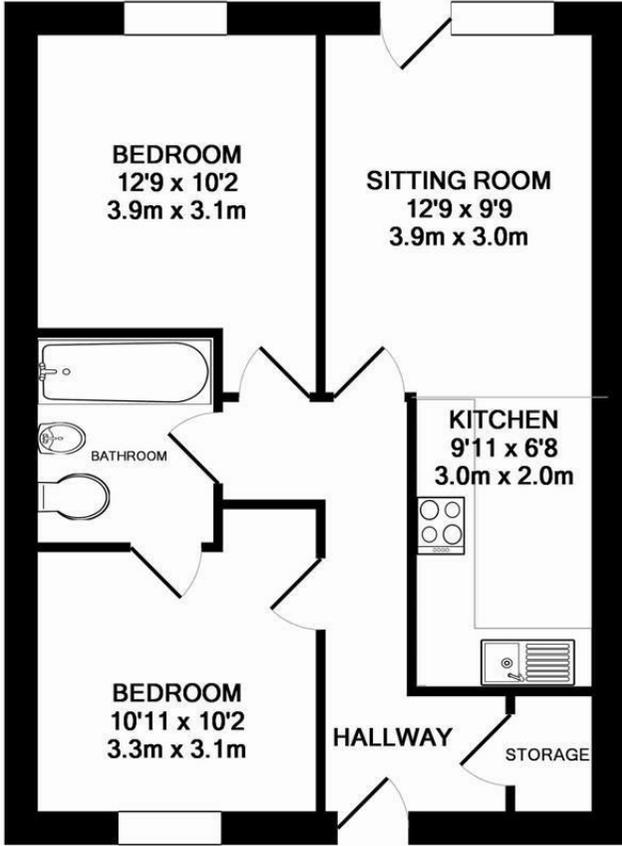
Further benefits include a secure bike store, gas central heating and double glazing. Viewings are highly recommended.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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.



**BEDROOM**  
12'9 x 10'2  
3.9m x 3.1m

**SITTING ROOM**  
12'9 x 9'9  
3.9m x 3.0m

**BATHROOM**

**KITCHEN**  
9'11 x 6'8  
3.0m x 2.0m

**BEDROOM**  
10'11 x 10'2  
3.3m x 3.1m

**HALLWAY**

**STORAGE**

TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.4 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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