



**£1,500 PCM** Armidale Place | Montpelier | Bristol | BS6 5BQ

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**Kendall Harper**



This stylish two bedroom apartment situated within the Armidale Place development is located just off Cheltenham Road in Montpelier 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 well presented throughout and benefits from recently fitted carpets throughout.


Internally the apartment comprises an entrance hall with a utility cupboard and washing machine, two double bedrooms, a modern bathroom, a lounge/diner and a modern fitted kitchen which includes an oven, hob, fridge/freezer and a dishwasher.

Externally there is a private decked terrace and the added benefit of an allocated off street parking space in a secure underground car park.

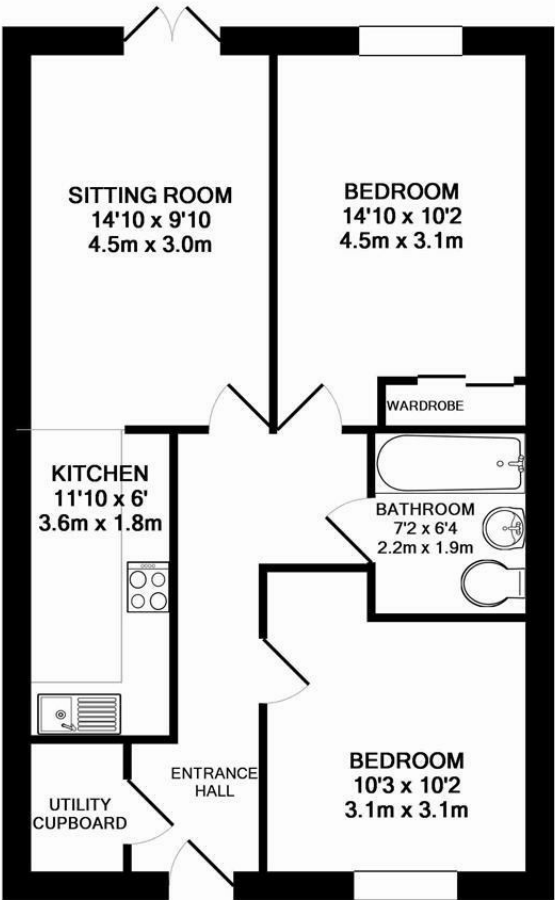
The monthly rental for this property includes water rates for the duration of the tenancy. Further benefits include a secure bike store, a recently fitted modern electric heating system and double glazing. Viewings are highly recommended!





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

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.



TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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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