



£1,450 PCM Bartholomews Square | Horfield | Bristol | BS7 0QA

www.kendallharper.com | lettings@kendallharper.com

Kendall Harper

Bartholomews Square | Horfield | Bristol | BS7 0QA

Nestled in the desirable Bartholomews Square in Horfield, Bristol, this superb two-bedroom flat offers a wonderful opportunity for comfortable living. Situated on the first floor of a popular development, the apartment is beautifully presented and boasts a modern aesthetic throughout.

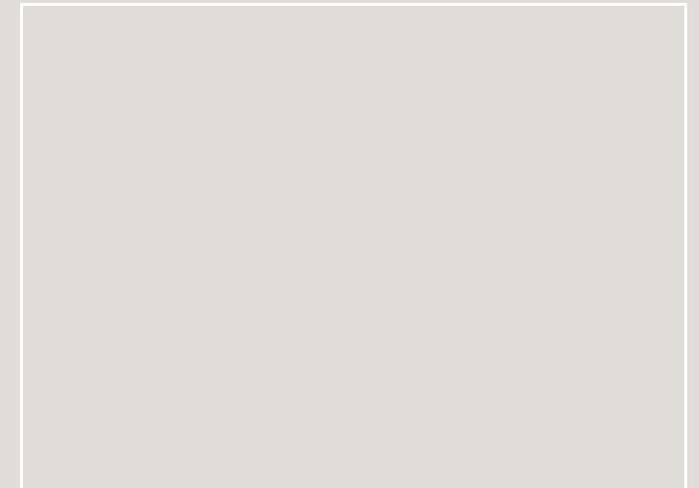
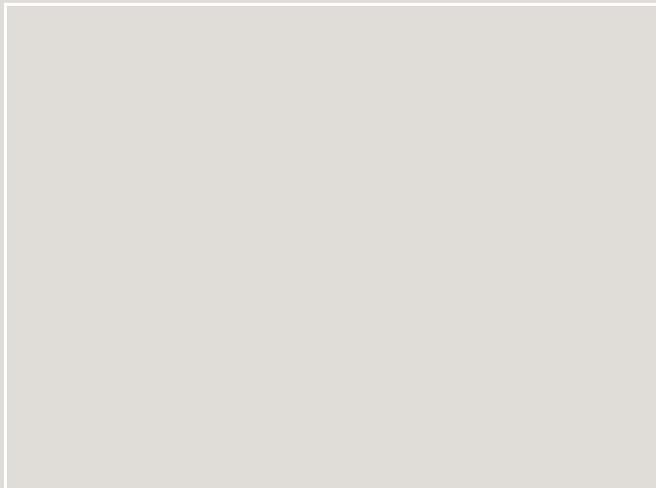
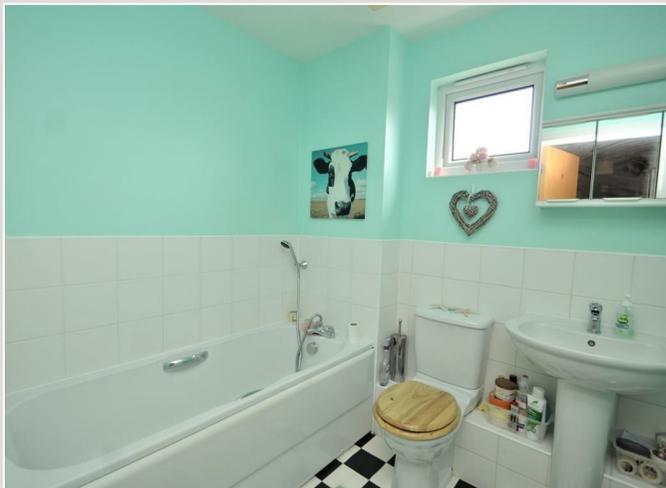
Upon entering, you are greeted by a welcoming hallway that features convenient storage. The spacious lounge/diner is a highlight of the home, providing an ideal space for relaxation and entertaining, with doors that open onto a private balcony, perfect for enjoying a morning coffee or evening sunset. The modern fitted kitchen is well-equipped, making it a joy for any home cook.

The accommodation includes a master bedroom, complete with a fitted wardrobe and an ensuite shower room, ensuring privacy and convenience. A further double bedroom offers ample space for guests or family, while the family bathroom is stylishly appointed.

Additional benefits of this property include an allocated off-street parking space, gas central heating, and double glazing, ensuring comfort and efficiency throughout the year. Offered on an unfurnished basis, this flat presents a blank canvas for you to make it your own.

Viewings are highly recommended to fully appreciate the quality and appeal of this delightful apartment.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

