



**£650 Per Month** Filton Avenue | Horfield | Bristol | BS7 0AG

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

**Kendall Harper**

A spacious double bedroom available in this 10 bed sharers house situated on Filton Avenue, Horfield with good transport links to UWE campuses, Bristol University and central Bristol.


The accommodation of the property comprises, 10 double bedrooms, 3 bathrooms, an open plan lounge/kitchen/diner with the benefit of a second kitchen.

To the outside there is a private rear garden.

Each room is let on an individual room only tenancy at £650 per month with all bills included in the monthly rent. Available immediately to students or working professionals and 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>		
(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.

