



£2,200 Per Month Fairlawn Road | Montpelier | Bristol | BS6 5BB

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Kendall Harper

Fairlawn Road | Montpelier | Bristol | BS6 5BB

Welcome to this charming Grade II listed former Malt House located in the heart of Montpelier, Bristol. This recently refurbished maisonette offers a unique blend of historical charm and modern convenience.

As you step inside, you are greeted by a spacious open plan lounge/kitchen/diner, perfect for entertaining guests or relaxing with your family. The property boasts three double bedrooms, providing ample space for a growing family or those in need of a home office.

With two bathrooms, mornings will be a breeze for everyone in the household. The sunny private garden is a delightful retreat where you can enjoy a cup of tea on a lazy Sunday morning or host a summer barbecue with friends.

Situated in The Maltings on Fairlawn Road, you'll find yourself in a vibrant neighbourhood with a strong sense of community. Montpelier is known for its eclectic mix of independent shops, cafes, and restaurants, offering a unique and bohemian lifestyle.

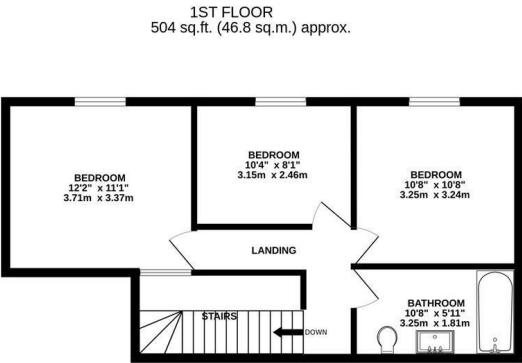
Don't miss the opportunity to make this unique property your new home. Contact us today to arrange a viewing and experience the charm of this Grade II listed gem in Montpelier, Bristol.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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