



24 Langton Way, Bristol , BS4 4AU

£1,050 Per Month

- Top Floor One Bed Flat
- Newly Fitted Bathroom
- Available End of July
- EPC - C
- Security Deposit - £1211
- Allocated Parking Space
- Separate Kitchen
- Council Tax - A
- Holding Deposit - £242

A neatly presented top floor apartment, with a newly fitted bathroom in a quiet location, Close to the picturesque River Avon, cycle routes in to the Bristol City Centre. Offered on a unfurnished basis and available for the Mid July.

This one bed flat is ideal for a a single professional or a professional couple, the property offers easy access to the City Centre and Bristol Temple Meads Station, River Walk and open Green Spaces, a short walk away is the hive of shops Redfield has to offer and the stunning St Geroge Park.

Comprising of:

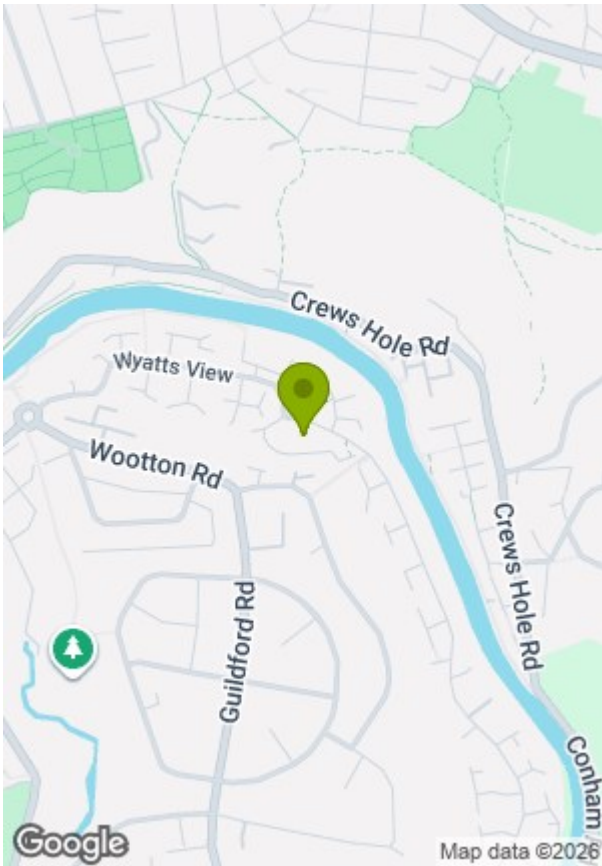
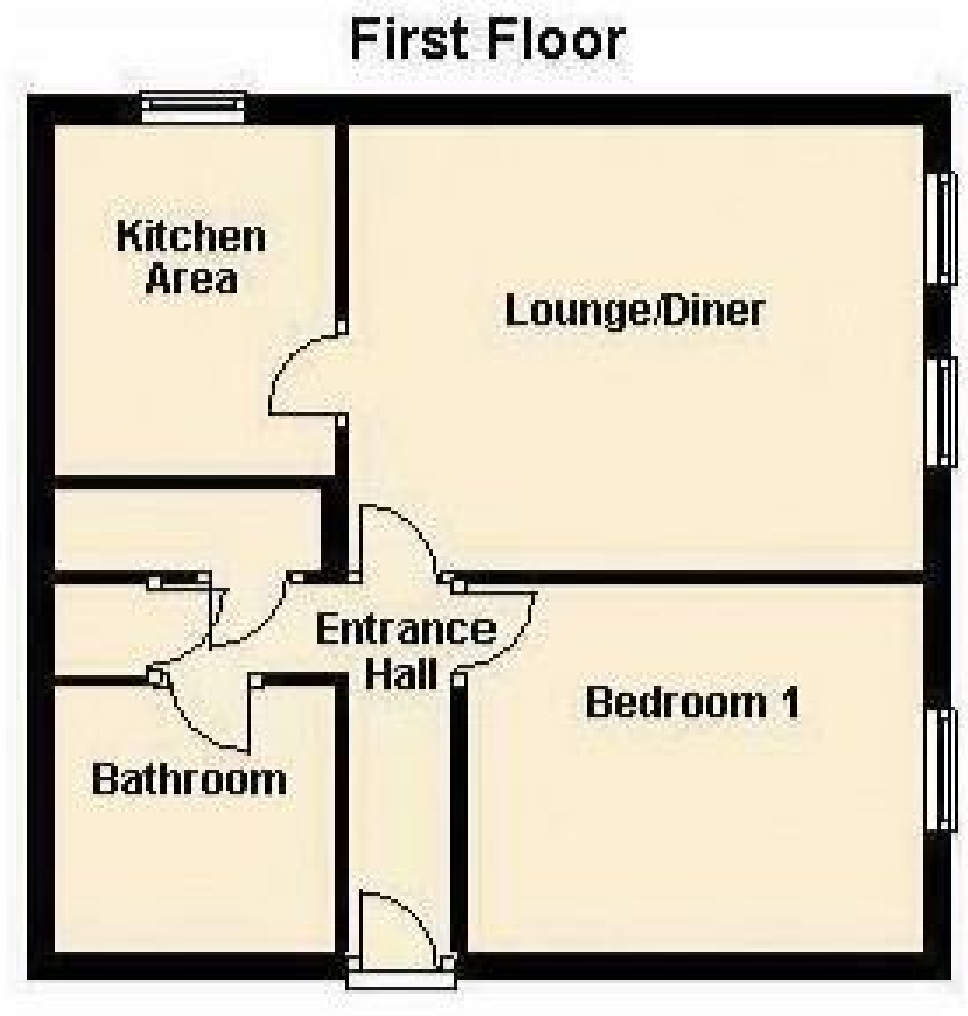
Communal Entrance via a security entry system, stairs leading to all floors, flat entrance is located of the top floor, Entrance, hallway, lounge/diner, one double bedroom, fitted kitchen with a fridge freezer provided & brand new bathroom, double glazing, outside the property offers up an allocated parking space.

Council Tax: Band A

Energy Performance: Band D







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.