



**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.

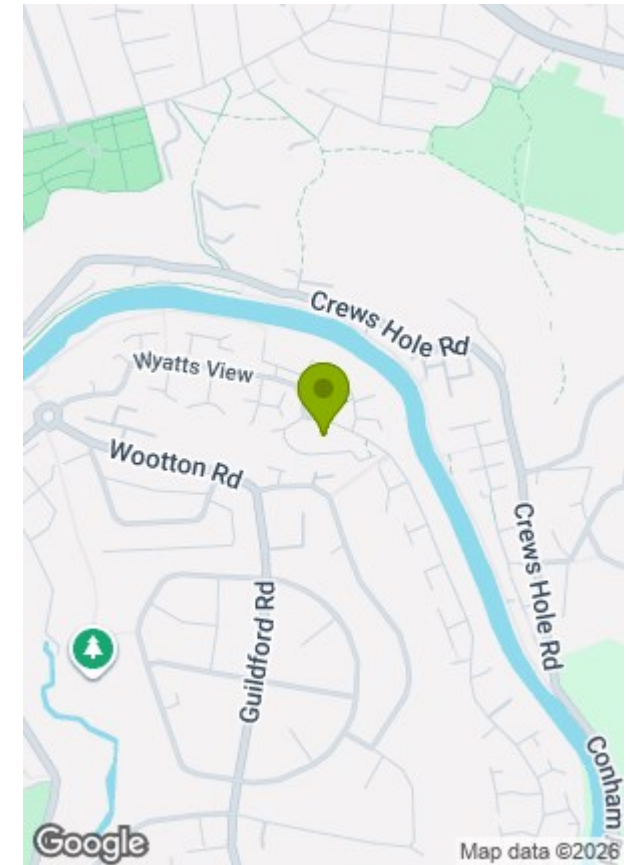
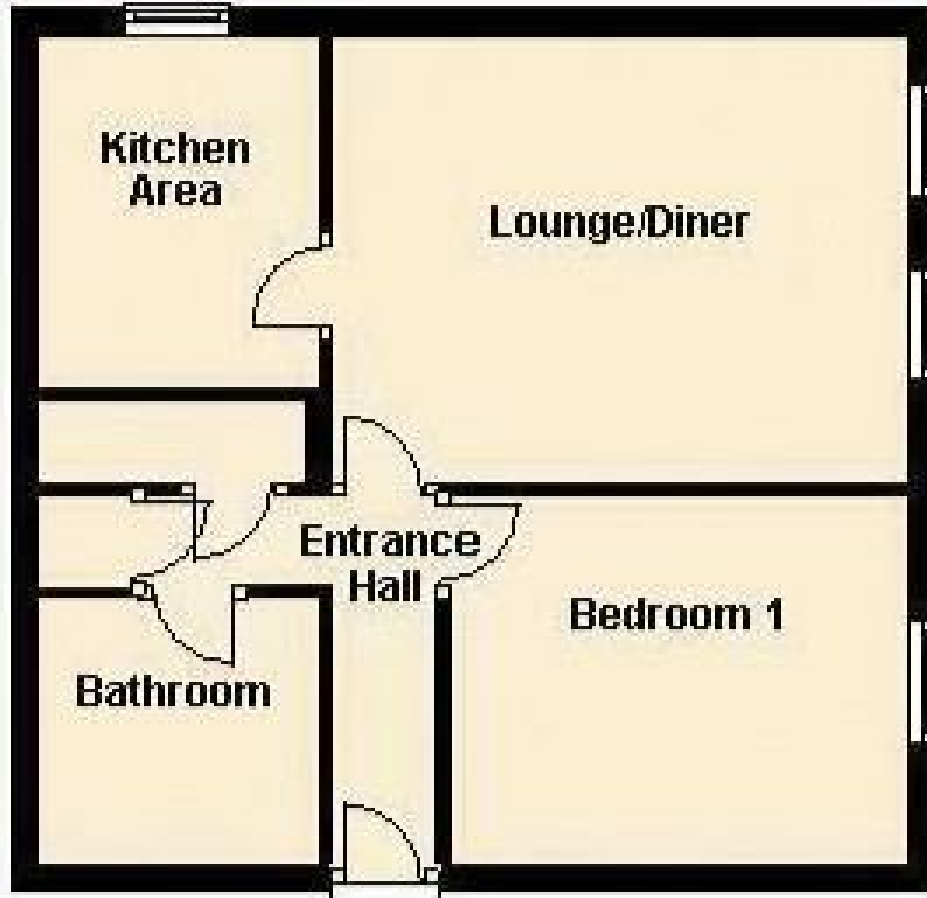
Council Tax: Band A

Energy Performance: Band D





## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		

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