



## Flat 12, Newland Heights, 26 Hurlingham Road, Bristol,

£1,700 PCM



Nestled in the desirable Newland Heights on Hurlingham Road, St Andrews, this modern two-bedroom flat offers a delightful living experience with stunning views of Bristol. The property features a well-designed open plan kitchen, living, and dining area, perfect for both relaxation and entertaining. The lounge, adorned with laminate flooring, seamlessly connects to a charming balcony, providing an ideal spot to enjoy the picturesque surroundings.

The flat comprises two comfortable bedrooms, ensuring ample space for rest and privacy. A well-appointed bathroom serves the property, enhancing its functionality. The kitchen is equipped with modern conveniences, including a gas hob, electric oven, wash/dryer, and fridge freezer, making it a joy for any home cook. The presence of a combi boiler in the kitchen ensures efficient heating and hot water.

- Two bedroom apartment with balcony and views of Bristol
- Secure allocated parking space and communal gardens
- Council tax band 'C'
- White goods included
- Gas heating with combi boiler and double glazing
- Popular St Andrews Location being close to the city centre
- Available from 11th August 2025
- EPC-C

