



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Dighton Street, Bristol, BS2 8NZ

£1,175 Per month





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Dighton Street

Bristol, BS2 8NZ

- Hamilton Court
- Kitchen/Lounge
- Double Bedroom
- Communal Lift
- White Suite Bathroom
- Fantastic Location

Adrian Wedlake Residential Lettings & Management are proud to offer this apartment located on Dighton Street, Bristol. The spacious accommodation consists of kitchen/lounge, double bedroom and bathroom. Hamilton Court is in a fantastic location being close to public transport, local shops and amenities.



Entrance

Communal front door opens to :

Communal Entrance

Communal hallway. Lift and stairs to apartment.

Accommodation

Front door opens to :

Entrance Hall

Storage cupboard which houses the hot water tank. Electric heater. Telephone entry system. Door opens to :

Kitchen/Lounge

21'8 x 11'8 (6.60m x 3.56m)

Kitchen Area

Base and eye level units with working surfaces. Single bowl stainless steel sink. Tiled splash back. Integral appliances include electric hob with extractor over, electric oven, dishwasher and fridge. Free standing washing machine. Spot lighting.

Lounge

Electric heater. Juliet balcony.





Bedroom 1 11'7 x 11'2 (3.53m x 3.40m)
Measurements include built in wardrobes. Double glazed window. Radiator.

Bathroom
A white suite comprising pedestal wash hand basin, WC and bath with a shower. Partially tiled walls. Radiator. Spot lighting.

Rent : £1175.00

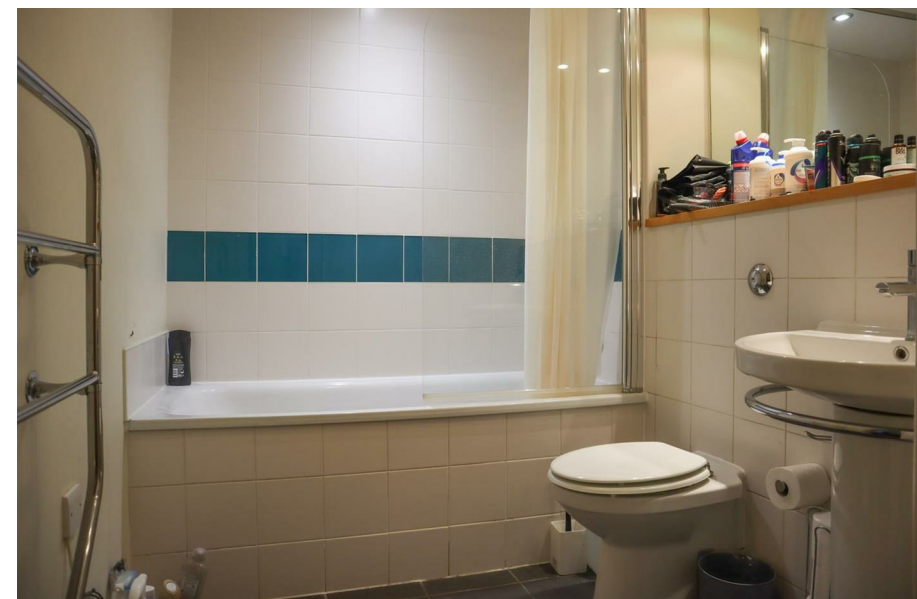
Deposit : £1355.00

Energy Performance Certificate Rating : B

Council Tax Band : B

Members Of The Property Ombudsman

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.





Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(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	

Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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