



Upper Floor Flat 25, West Hill Court, Kilkenny Place, Portishead, BS20 6JA

£1,195 Per Calendar Month

Refurbished two bedroom apartment with balcony and parking



PROPERTY TYPE

Upper Floor Flat



LOCATION

Portishead



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Electric heating & double glazing



PARKING

One allocated parking space



OUTSIDE SPACE

Communal gardens



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- Quality upper floor apartment
- Light and airy two bedroom accommodation
- Security Deposit - £1378.80
- Term - 12 months
- EPC Rating - C
- Council Tax Band - B



more details

Entrance

communal entrance door leading into:

Communal Entrance Hall

with stairs rising to the second floor and door to:

Second Floor

Apartment 25

entrance door into:

Entrance Hall

with built in cupboard housing the hot water system, entry phone system connecting to the main front door, night storage heater, smoke alarm and doors to:

Lounge / Dining Room

14' 0" x 15' 5" (4.26m x 4.70m)

with double glazed windows to rear and side and double glazed door leading out to the balcony, two night storage heaters, door to:

Balcony

currently undergoing refurbishment, an enclosed decked balcony with wrought iron balustrade providing far reaching panoramic views over the Bristol Channel and Welsh Hills.

Kitchen

full length double glazed window overlooking the balcony, kitchen is fitted with a matching range of wall and base units with work surfaces over, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with ceramic hob and concealed extractor fan over,

use of fridge freezer and washing machine, integrated dishwasher, tiled splash backs, inset spotlights.

Bedroom 1

11' 8" x 12' 1" (3.55m x 3.68m)

with double glazed windows to front and side, night storage heater, built in wardrobes with hanging rail and shelving, door to:

En Suite W.C.

with low level w.c., pedestal wash hand basin, part tiled surrounds and wall mounted electric heated towel rail.

Bedroom 2

11' 1" maximum x 7' 9" (3.38m x 2.36m)

with double glazed window to front, wall mounted electric heater.

Main Bathroom

white suite comprising panelled bath with mains shower attachment over the bath and glazed screen, pedestal wash hand basin, low level w.c., wall mounted electric heated towel rail, part tiled surrounds, inset spotlights

Outside

Communal Garden

mainly laid to lawn

Parking

one allocated parking space situated in front of the building, a couple of visitors parking spaces are also available and bin store.

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- Close to glorious coastal and woodland walks
- Balcony with far reaching sea views
- Fitted kitchen with use of fridge freezer, washing machine and integrated dishwasher
- Main bathroom with shower over the bath
- Main bedroom with built in wardrobes and en suite w.c.

consider this

Available from approximately mid May

what will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

1. Holding deposit, equivalent to 1 week's rent. This will reserve the property.
2. First month's rent
3. Security deposit, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.





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