



Wellington Place, Bristol, BS16 1PU

- Second Floor Apartment
- Three Double Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen
- Modern Bathroom
- Enclosed Balcony
- Utility Room
- EPC - E
- Holding Deposit - £346.00
- Deposit - £1730.00

Spacious three double bedroom apartment located in Frenchay, a sought after village North East of Bristol with excellent transport links on the door step for Bristol City Centre via the M32 by car or metrobus and the M4/M5 Corridor. The apartment is located on the second floor and accommodation comprises an entrance hall with two handy storage cupboards, bright and airy lounge/dining room with dual aspect windows to the side and rear elevations with a door that leads out to an enclosed balcony. The kitchen is accessed from the hallway and offers a range of modern wall and base units completed with matt doors and sleek stainless steel handles. There is a built in oven, electric hob and extractor and an under counter fridge also supplied by the landlord. To the front of the property is three double size bedrooms all offering fitted wardrobes and picture windows to the front elevation. Completing the accommodation is a utility cupboard accessed from the balcony with a washer/dryer supplied by the landlord.

Externally the property benefits unallocated parking to the front for residents and visitors.

EPC - E

Available 2nd September 2024

Holding Deposit £357.00

Council Tax band - C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	















