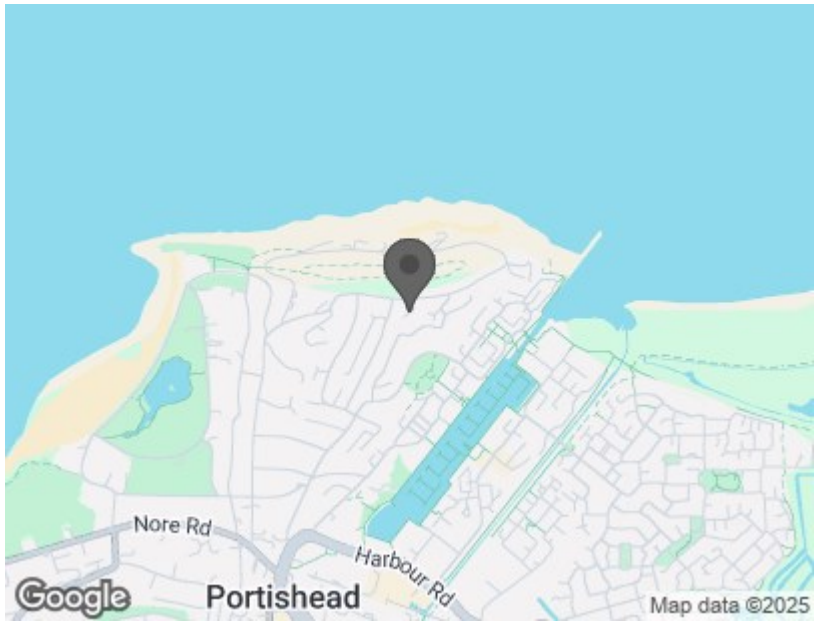
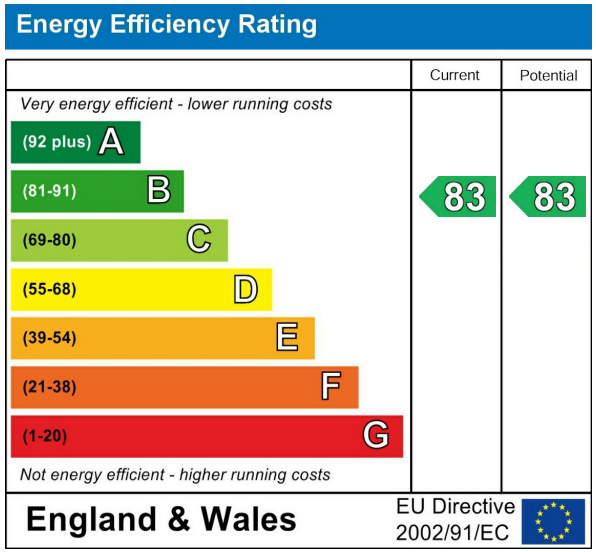
## FLOOR PLAN

## AREA MAP




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

M. Coleman ESTATE AGENTS

# PIER CLOSE

## PORTISHEAD, BRISTOL, BS20 7BU

## £1,250 PER CALENDAR MONTH

2 2 1 B

Situated on the third floor we are pleased to offer for rent this spacious apartment at Pier Close. Lift access is available from the ground floor communal hall where you can also access the secure underground parking space allocated to the flat.

The property briefly comprises an entrance hallway that benefits generous storage cupboards and gives access to all rooms. The bright and airy open plan lounge/kitchen/dining room has a dual aspect with windows and two Juliette Balconies over looking the communal gardens. The modern fitted kitchen offers a range of wall and base units completed with integrated appliances to include an oven, four ring gas hob, built in microwave, fridge/freeze and dishwasher.
Bedrooms one and two are both double in size with the larger of the rooms also offering a three piece ensuite shower room. The family bathroom is fitted with a white suite with shower over bath.

EPC - B
Council Tax - D
Holding Deposit - £288
Deposit - £1442