



OAK ESTATE AGENTS



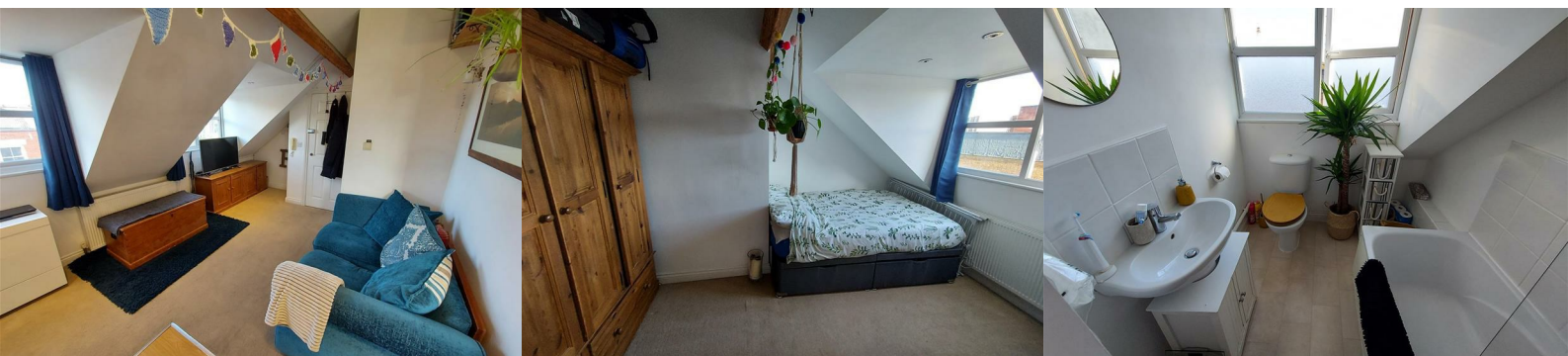
## Flat 6, Warden Court Warden Road

, Bristol, BS3 1BQ

**£950 Per Calendar Month**



PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you, VIEWINGS START THIS FRIDAY 13TH JUNE FROM 12.00PM TO 1PM Walking distance to Bristol City Centre and close to the local shops of East Street and North Street. Second Floor Apartment, Accommodation Comprising Communal Entrance Hall, Lounge, kitchen with white goods, bathroom suite with shower over bath. Sure to let quickly so don't miss out.



**Lounge Area 11'4" x 14'8" (3.47m x 4.49m )**  
Two double glazed windows to front, radiator, power points.

**Kitchen Area 5'2" x 10'1" (1.59m x 3.09m )**  
Selection of wall and base units with work surfaces over, four ring electric hob, oven and extractor hood, built in fridge and washing machine, single drainer stainless steel sink unit with tiled splash backs, wall mounted concealed boiler.

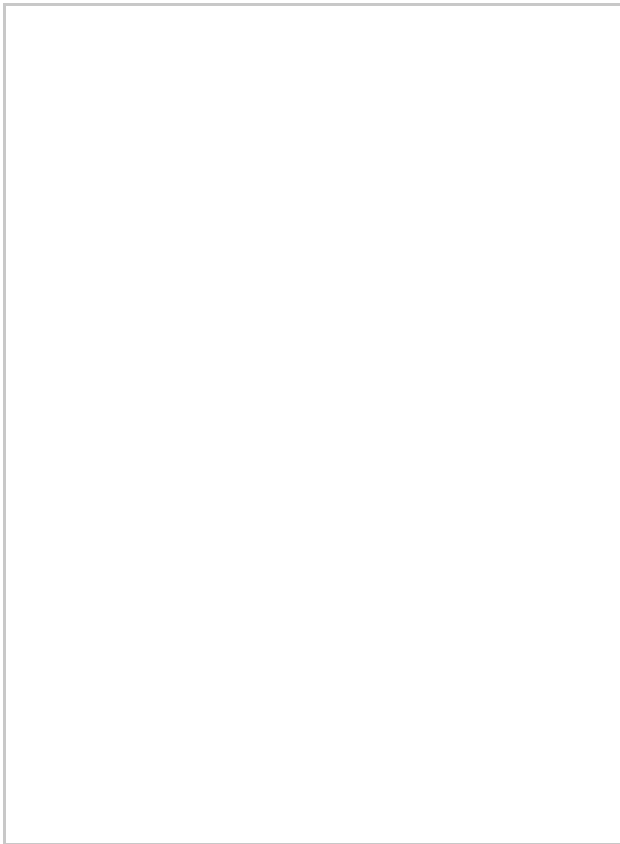
**Bedroom 11'2" x 7'4" min 12'8" max (3.42m x 2.24m min 3.87m max)**  
Double glazed window to the rear, radiator.

**Bathroom 5'9" x 8'6" (1.77m x 2.60m )**  
Double glazed window to rear, towel rail radiator, panelled bath with shower screen ans shower over, WC, wash hand basin.

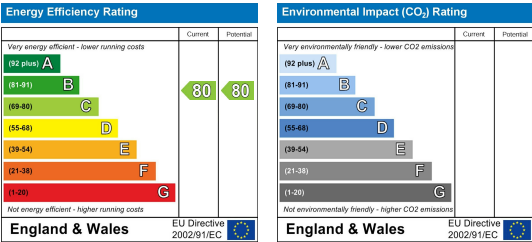
Area Map



Floor Plans



Energy Efficiency Graph



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