



28 MERCHANT SQUARE

BRISTOL
BS20 7PD

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ACCOMMODATION

Communal front door opens to communal hallway. Stairs rising to 2nd floor. Front door opens to:

ENTRANCE HALL

Telephone entry system. Radiator. Shelving. Coat hooks. Door opens to:

LOUNGE/DINER

19'4" max x 7'6" min x 16'3" max x 11'8" min

Double glazed window over looking the Marina. 3 radiators. Patio doors leading out onto the balcony. Opens to:

KITCHEN

9'1" x 6'2"

Cream front base and eye level units with working surfaces. Bowl and half stainless steel sink. Built in electric oven, gas hob with extractor over. Space and plumbing for washing machine. Space for fridge freezer.

BEDROOM 1

14'7" x 9'1"

Double glazed window. Radiator.

BEDROOM 2

10'0" x 9'2"

Double glazed window. Radiator.

BATHROOM

A white suite comprising pedestal wash hand basin, WC and bath with shower. Partially tiled walls. Mirror fronted cabinet. Extractor. Radiator.

BALCONY

Off the lounge/diner you have access to the balcony which offers stunning views over the Marina. An ideal place to enjoy your morning coffee.

PARKING

This apartment has the added benefit of a carport.

RENT PER CALENDAR MONTH : £1200.00

DEPOSIT : £1384.00

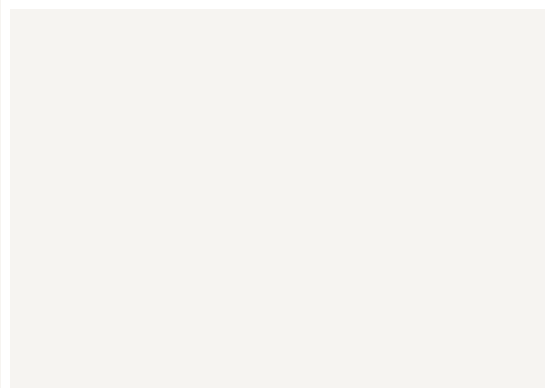
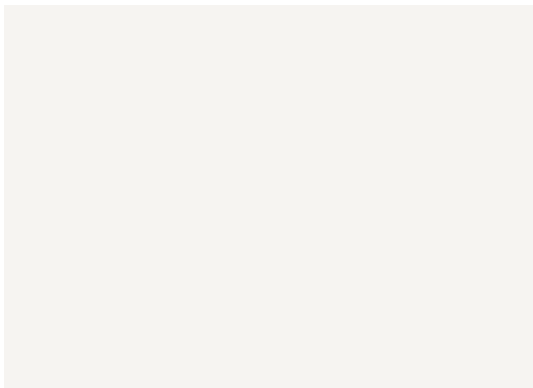
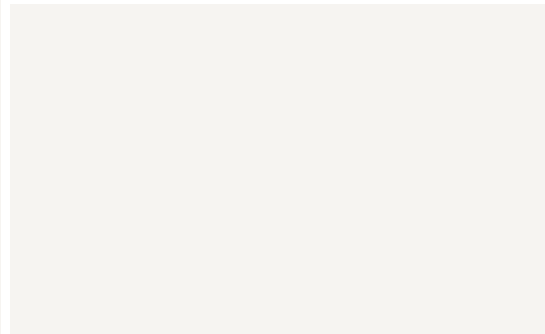
COUNCIL TAX BAND : C

ENERGY PERFORMANCE CERTIFICATE RATING : 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.







GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

SHIREHAMPTON

9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

LETTINGS

01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

CLEVEDON

28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES

0117 213 0151
LNH@GOODMANLILLEY.CO.UK

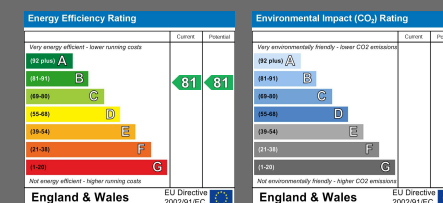
2 BEDROOMS
TENURE -

- Second Floor Apartment
- Well Fitted Kitchen
- Lounge/Diner
- Balcony

1 RECEPTION ROOMS
IN ALL 0.00 SQ.FT

2 BATHROOMS
COUNCIL TAX BAND - C

- Two Bedrooms
- White Suite Bathroom
- Views Over The Marina
- Carport



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm