



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



91 Parson Street, Bristol, BS3 5QH

£1,200 Per month



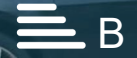
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B



£1,200 Per month

91 Parson Street

Bristol, BS3 5QH

- Two Bedroom Apartment
- Double Glazed
- En-Suite
- Well Fitted Kitchen
- White Suite Bathroom
- 1 Off Street Parking Space

Adrian Wedlake Residential Lettings & Management are proud to offer this apartment located in Bedminster, Bristol. The accommodation comprises of an open plan kitchen/lounge/diner, two bedrooms, en-suite and bathroom. Outside this apartment benefits from an off street parking space.



Accommodation

From the parking area stairs rising to the communal front door. Door opens to :

Communal Hall

Front door opens to :

Entrance Hall

Telephone entry system. Radiator. Storage cupboard. Door opens to :

Kitchen/Lounge/Diner 19 x 11'3 (5.79m x 3.43m)

Kitchen Area : Grey fronted base and eye level units with working surfaces. Tiled splash back. Single bowl stainless steel sink. Space and plumbing for a washing machine. Space for fridge freezer. Built in electric oven and hob with extractor over. Double glazed window.

Lounge Area : Double glazed window over looking the parking. Radiator.





Bedroom 1 9'9 x 9 (2.97m x 2.74m)
Double glazed window. Radiator. Door opens to :

En-Suite
A white suite comprising pedestal wash hand basin, WC and shower. Partially tiled walls. Radiator. Tiled floor.

Bedroom 2 9'9 x 9 (2.97m x 2.74m)
Double glazed window. Radiator.

Bathroom
A white suite comprising pedestal wash hand basin, WC and bath with shower. Partially tiled walls. Radiator. Storage cupboard. Tiled floor.

Outside
1 parking space.

Rent Per Calendar Month : £1200.00

Deposit : £1384.00

Energy Performance Certificate Rating : B

Council Tax Band : A

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.





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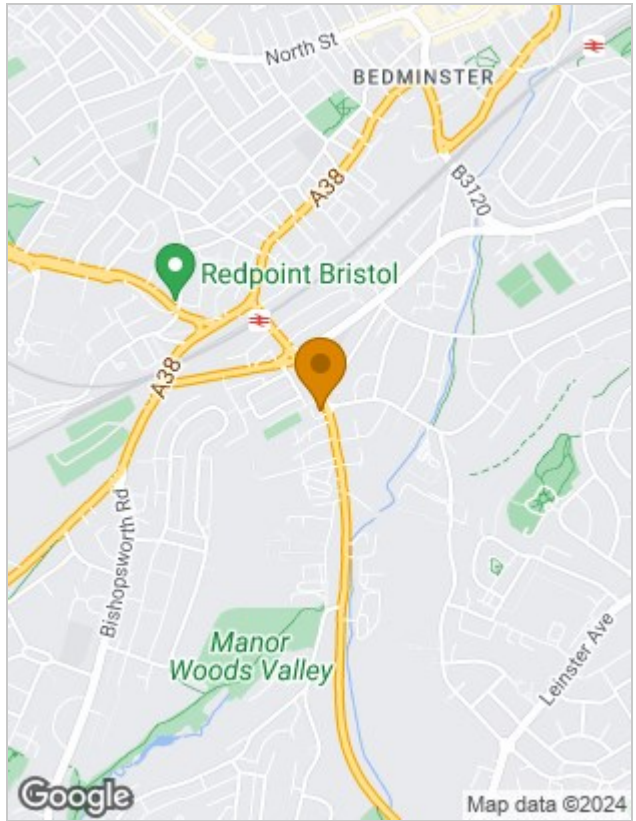
WIPOL
BLOCH

VIVA

CEPE



Location Map



Energy Performance Graph

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

Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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