



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Newfoundland Way, Bristol, BS20 7PT

£1,500 Per month





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Newfoundland Way

Bristol, BS20 7PT

- Stunning Penthouse Apartment
- Two Bedrooms
- Ens-suite
- Open Plan Living
- Built In Appliances
- Double Glazing
- A fantastic Roof Top Terrace
- Beautiful Views

What a fantastic example of a Penthouse Apartment located on Portishead's every growing and popular Marina. The open plan living boasts space, light and ideal for entertaining. The accommodation comprises two bedrooms, the master with an ensuite, family bathroom, lounge/kitchen/diner, a roof terrace and separate balcony. The far reaching views will not disappoint. This property has the added benefit of two off street parking spaces.



Accommodation

From Newfoundland Way a path leads to the communal front door. Door opens to :

Communal Entrance

Lift or stair access to the top floor. Front door opens to :

Entrance Hall

Telephone entry system. Radiator. Door opens to :

Utility Cupboard

Houses the boiler, hot water tank and space for washing machine. An ideal space for shoes and hanging coats.





Bedroom 2

Double glazed window. Radiator.

11'6 x 9'5 (3.51m x 2.87m)

Bathroom

A beautifully fitted white suite comprising wash hand basin, WC, bath with shower. Towel rail radiator. Partially tiled walls. Spot lighting. Extractor.

Outside

A fantastic roof top terrace leading off the kitchen/diner which wraps around the property offering stunning views of the roof tops of Portishead right across the Marina. A perfect place to entertain or enjoy a glass of wine of an evening.

A balcony which leads off the lounge is another place to enjoy with stunning views across the Marina.

With gated access you have access to 2 off street parking spaces.

Rent Per Calendar Month : £1500.00

Deposit : £1730.00

Council Tax Band : E

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.

Kitchen/Lounge/Diner

27'1 max x 19'4 min x 22'3 max x 14'4 min (8.26m max x 5.89m min x 6.78m max x 4.37m min)

Kitchen/Dining Area

Beautifully fitted white fronted base and eye level units with working surfaces. Bowl and half stainless steel sink. Tiled splash back. Built in appliances include electric over with gas hob, extractor over, fridge freezer and dishwasher. Under counter lighting. Spot lighting. Double glazed window over looking the Marina. Sliding patio doors leading onto the roof terrace.

Lounge

A dual aspect room with a double glazed window and sliding patio door leading out onto the balcony. 2 radiators. Spot lighting. TV point.

Bedroom 1

12'2 x 9'3 (3.71m x 2.82m)

This measurement includes the built in wardrobe. Double glazed window over looking the Marina. Radiator. TV point. Door opens to :

En-suite

A white suite comprising wash hand basin, WC and shower. Towel rail radiator. Partially tiled walls. Tiled floor. Spot lighting. Extractor.





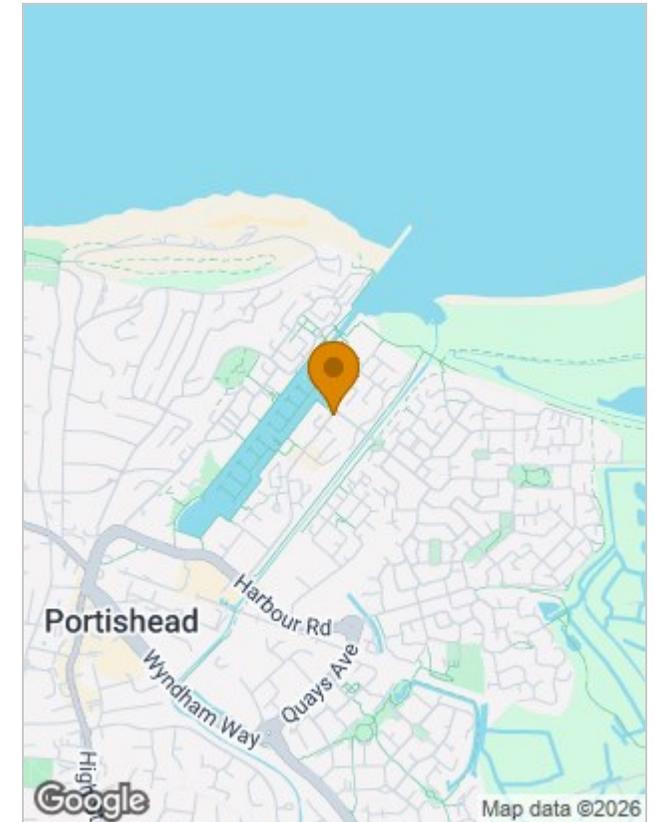


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	

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