



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Martingale Way, Bristol, BS20 7UH

£1,350 Per month





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Martingale Way

Bristol, BS20 7UH

- 2 Bedrooms
- Well Fitted Kitchen
- Under Floor Heating
- Beautifully Presented Apartment
- White Suite Bathroom
- 1 Off Street Parking Space

Welcome to this charming two-bedroom apartment located on Martingale Way in the picturesque town of Portishead, Bristol. This purpose-built residence offers a delightful blend of comfort and modern living.

Upon entering the apartment, you will find a spacious reception area that seamlessly connects to the kitchen, lounge, and dining space. This open-plan layout creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is well-equipped, providing ample storage and workspace for culinary enthusiasts.

The apartment features two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom is conveniently located, ensuring ease of access for all residents.



Accommodation

Front door opens to :

Entrance Hall

Entrance system. Thermostat. Under floor heating. Storage cupboard that houses the hot water tank and offers space and plumbing for a washing machine. Door opens to :

Kitchen/Lounge/Diner

17'2 x 14'9 (5.23m x 4.50m)
Kitchen area : base and eye level units with working surfaces. Tiled splash back. Single bowl sink with mixer tap. Built in appliances include oven, hob with extractor over, fridge, freezer and dishwasher. Double glazed window. Spot lighting.

Lounge/Diner : 2 double glazed windows. Spot lighting.

Bedroom 1

13'2 x 10'5 (4.01m x 3.18m)
Double glazed window.

Bedroom 2

11'1 x 6'7 (3.38m x 2.01m)
Double glazed window.



Rent Per Calendar Month : £1350.00

Deposit : £1557.00

Energy Performance Certificate Rating : B

Council Tax Band : Waiting for banding

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.

Bathroom

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

Outside

1 off street parking space.

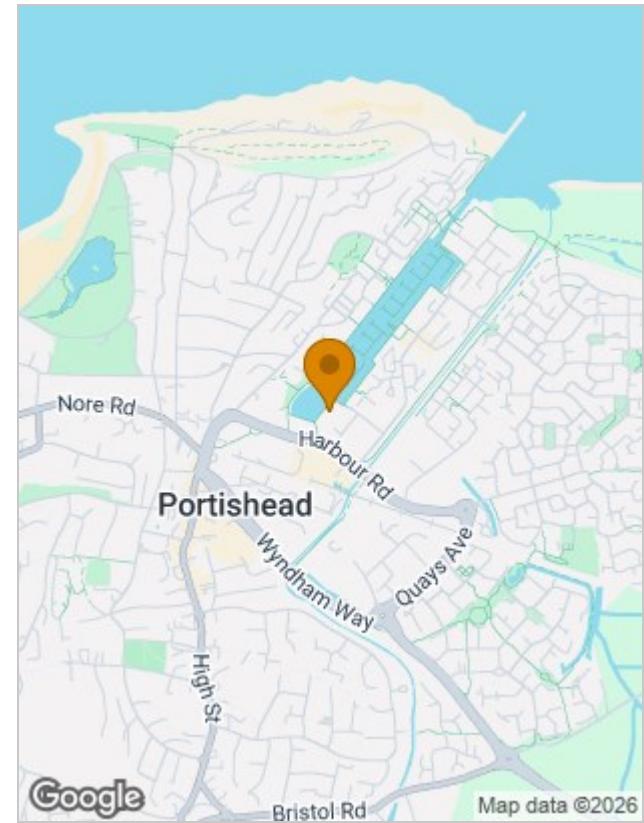




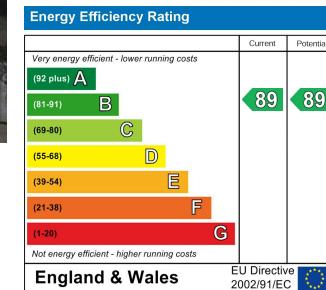
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Location Map



Energy Performance Graph



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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