



£1,850 PCM Thomas Court | Three Queens Lane | Bristol | BS1 6LF

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Kendall Harper

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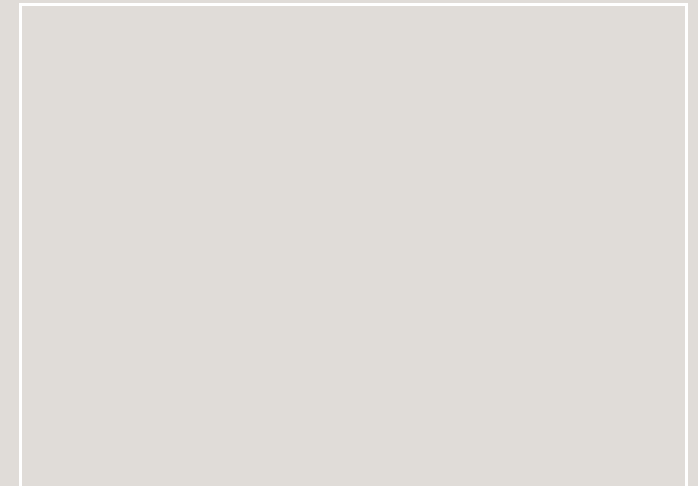
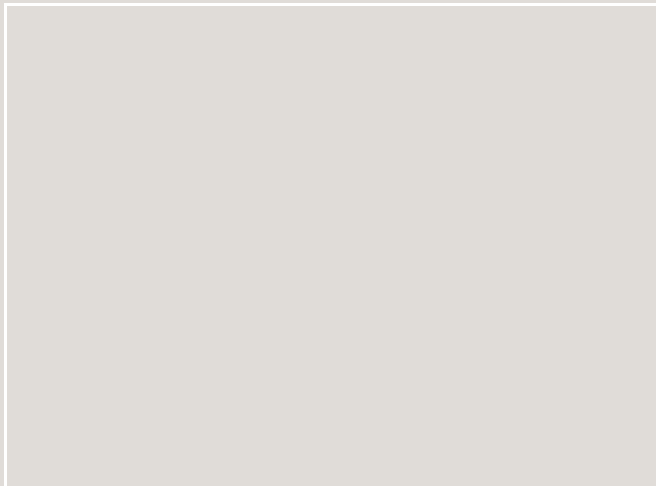
Nestled in the heart of Bristol, this exceptional two-bedroom, two-bathroom executive apartment is located on the fourth floor of a modern gated development at Thomas Court, Three Queens Lane. Just a leisurely stroll away from the vibrant Queens Square, the picturesque harbourside, and the bustling Park Street, this property offers the perfect blend of urban living and convenience. Bristol Temple Meads train station is also within easy reach, making it an ideal location for commuters.

The apartment is immaculately presented, showcasing a contemporary design that is both stylish and functional. Upon entering, you are greeted by a welcoming hallway with ample storage. The expansive open-plan lounge, kitchen, and dining area is a highlight of the home, featuring a large island unit and integrated appliances, perfect for entertaining or enjoying a quiet evening in. The living space is bathed in natural light, thanks to patio doors that lead to a private balcony, offering a delightful spot to unwind.

The master bedroom is a true retreat, complete with fitted wardrobes that provide generous storage and a modern en suite shower room for added convenience. A further double bedroom, also with fitted wardrobes, is complemented by a sleek family bathroom, ensuring comfort for residents and guests alike.

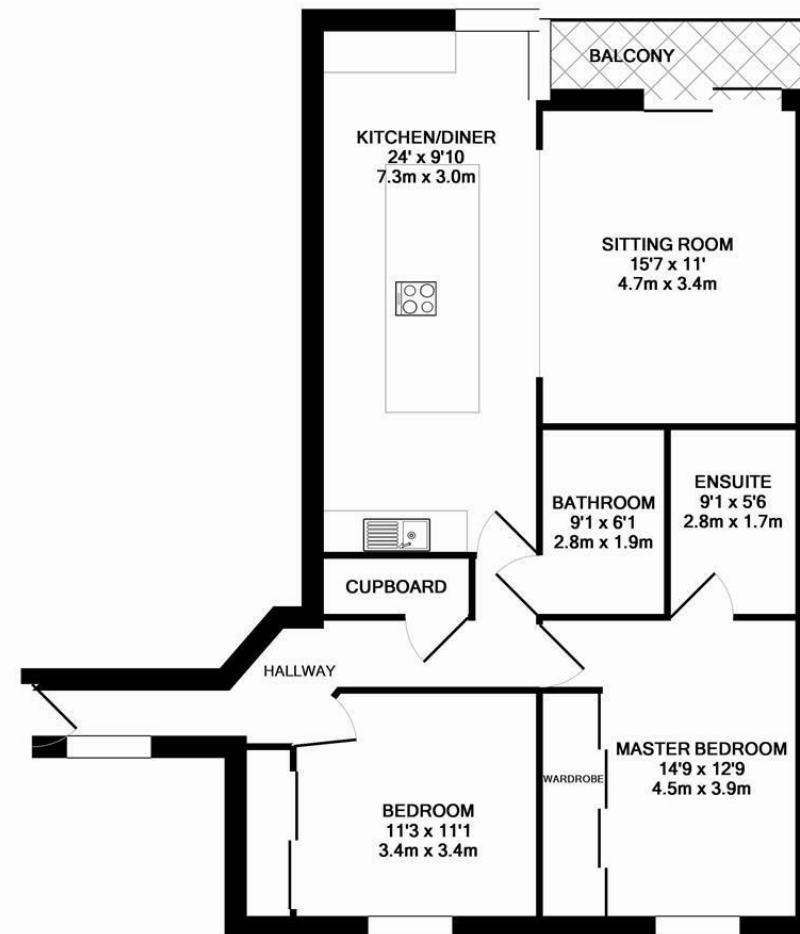
Additional benefits of this remarkable property include lift access, double glazing throughout, and an





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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	

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL APPROX. FLOOR AREA 97.9 SQ.M. (1053 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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