

Premium



Whiteladies Road Bristol BS8

£1,750 Per Month - Available 03/02/2018

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*Occupying the first floor of this stunning Bath stone dressed building, this property has been renovated to a very high standard. Three double bedrooms, large living area and contemporary kitchen makes this apartment one of the very best of its kind.*

Three double bedrooms | Refurbished to a high specification | Part-furnished | Period features cleverly combined with modern contemporary conveniences.

### Description

This three double bedroom part-furnished first floor apartment has been renovated and dressed to a premium level. The colour schemes are calming and neutral which combined with the period features and contemporary modern day flashes make this a truly stunning property. The kitchen incorporates all appliances you would expect and is separate to the main living area. The master bedroom is bright and spacious and boasts an en suite with underfloor heating. The two further double bedrooms are well sized and bright assisted by the large windows and tall ceilings. The main focus point of the living area is the cast-iron fireplace and expansive windows flooding the space with light and colour.

### Situation

Occupying a sought after location between Clifton and Redland, the apartment benefits from superb access to many conveniences such as local independent shops, bars and some of the most popular restaurants Bristol has to offer. Clifton Down and Temple Meads train stations are both accessible making the transport links to London (90 minutes) and Bath Spa (20 minutes) enviable. Durdham Downs can be reached easily and many local residents enjoy walks and outdoor activities within the 400 acres of greenery.

### Furnishing

Part-furnished



### Hamptons Bath Lettings

33 Gay Street

Bath BA1 2NT

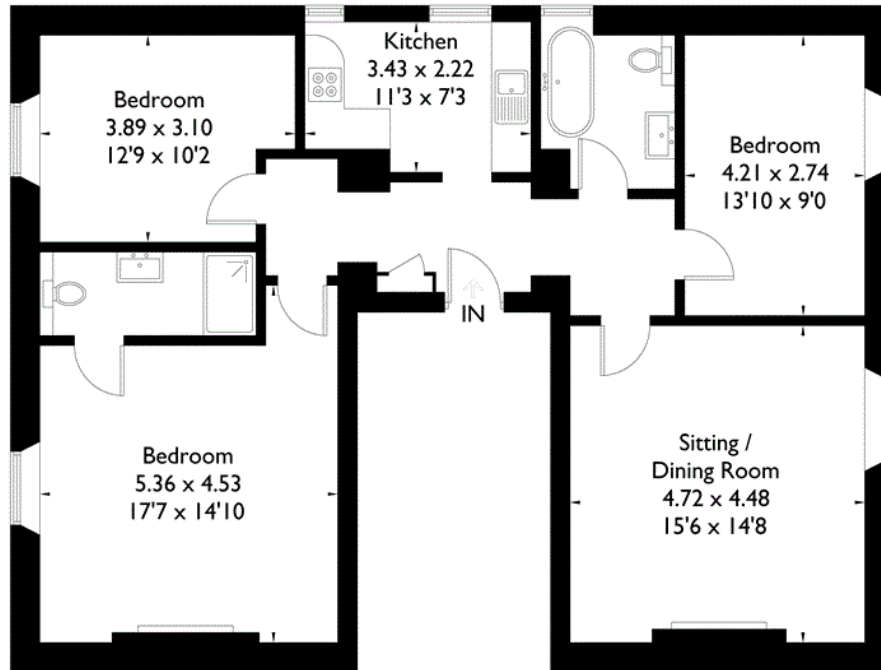
Tel: 01225 445 646 - [bathlettings@hamptons-int.com](mailto:bathlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

Whiteladies Road, Bristol

Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft

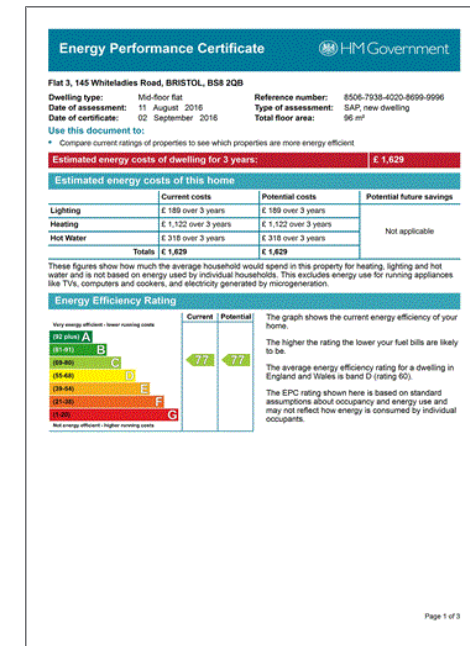


First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 174078

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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