



**Bradley & Co.**  
LETTING AGENTS

Office: 0117 329 1400  
[www.bradleyandco.agency](http://www.bradleyandco.agency)



**Hampton Lane**  
Redland, Bristol, BS6 6LE

**Rental £6,265 Monthly**  
**7 Bedroom Maisonette**  
**Available 22 July 2024**

Clifton, 4a Waterloo St, Clifton, Bristol, BS8 4BT  
Email: [info@bradleyandco.agency](mailto:info@bradleyandco.agency) | Tel: 0117 329 1400

Opening Times: Mon 09.00 - 17.30 | Tue 09.00 - 17.30 | Wed 09.00 - 17.30 | Thurs 09.00 - 17.30 | Fri 09.00 - 17.30 | Sat 09.00 - 12.30 | Sun 09.00 - 12.30

\* Furnished

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## Situation

7 Bed accommodation with own shower rooms & one of the best student flats available!! This 1st & 2nd floor 165 sq metre purpose built maisonette is situated just between Whiteladies Road and Cotham Hill. Therefore the flat offers excellent accommodation for those students who want to be right in the heart of bars, restaurants and cafe culture yet only 15 minutes walk to the University buildings. Situated in a building with only 1 other flat below, each double room has its own shower room and is furnished with a queen size double bed, wardrobe, chest of drawers and desk/chair. 5 bedrooms are on 1st floor with 2 bedrooms on 2nd floor along with a superb spacious open plan lounge/dining area which leads to fully fitted kitchen area which has electric double oven/hob, fridge/freezer and dishwasher. There is a separate utility cupboard housing washing machine and tumble dryer in 1st floor hallway. Cloakroom wc. Gas central heating. Bike storage within small communal courtyard.

Tenancy 22nd July 2024 - 14th July 2025. Rent EXCLUSIVE of bills is £6565 - £895 pp pcm, 5 week deposit £7224 (£1032 pp) Holding deposit to secure £206 pp

## Accommodation

### Floor Plan

All measurements are approximate.

## Directions

Rear of 103 Whiteladies Rd but access is via Hampton Lane W3W - <https://w3w.co/intro.grid.mild>

## Further Information

The deposit required is £7,224

