

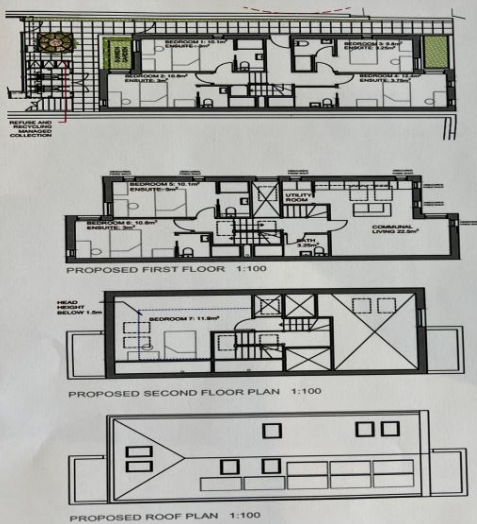


**Bradley & Co.**  
LETTING AGENTS

Office: 0117 329 1400  
www.bradleyandco.agency



Flat, 85 Hampton Lane (Rear of 85 Whiteladies Rd) – Floorplan – 7 beds with 6 en-suite & 1 shower room



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

**Rental £6,300 Monthly**  
**7 Bedroom House**  
**Available Now**

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
- \* Contemporary finish
- \* Superb location
- \* En-suite bedrooms

- \* Bike storage
- \* Managed by Bradley&Co

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## Situation

This newly constructed 7 bedroom student house will be built to a high spec and be available for occupancy during September 2024. Located within walking distance of Whiteladies shopping centre, Clifton rail station, local bars & easy access to the University. The photos shown are of a very similar new build by the landlord locally which indicate the style and finish that will be offered. The accommodation will be over 3 floors offering 6 en-suite bedrooms with the 7th bedroom having its own separate shower room. Open plan living accommodation leading to fully fitted kitchen/dining area which will have oven/hob, dishwasher and full size fridge/freezers. Utility area with washing machine & tumble dryer, gas central heating. Available for a 10 month tenancy from September. All photos are for illustration purposes only and the overall spec may differ slightly. The property will be serviced by all normal utilities. The EPC is expected to be B or better, but will be confirmed along with the council tax at the end of construction process.

Broadband – Will either be Virgin or BT Open Reach which is still to be confirmed. The lines will be in the building however the service will be the tenants own costs.

Rent £6300 pcm (£900 pp pcm), Deposit £7266 (£1038 pp)  
Holding Deposit £1449 (£207 pp) to reserve.

## Directions

## Further Information

The deposit required is £7,266

## Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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