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## 7 Lincoln Court Duchess Way

, Bristol, BS16 1BX

£1,300 Per Month



Lets Rent are pleased to offer this newly decorated two-bedroom apartment located on Lincoln Court, Stapleton, Bristol. Upon entry, you are welcomed by a small hallway leading into a bright and spacious lounge/dining area, filled with natural light and perfect for relaxing or entertaining. The modern fitted kitchen offers ample storage and workspace, complete with white goods.

The property includes two well-sized double bedrooms, both light and comfortable, along with a contemporary bathroom fitted with a full suite. With neutral décor throughout, the flat is ready for tenants to move straight in. The block also benefits from well-maintained communal areas, adding to the overall appeal.

Ideally located close to local shops, bus routes, and just minutes from UWE Frenchay Campus, this apartment offers convenience as well as comfort- AVAILABLE NOW

Council Tax Band B  
EPC Rating- D



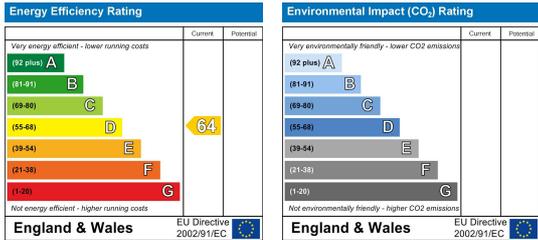
## Area Map



## Floor Plans



## Energy Efficiency Graph



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