



## Jamaica Street

, Bristol, BS2 8JW

**Rental £270 Weekly**  
1 bedroom Flat / Apartment available Now

C/O 202 Ashby Road, Loughborough, , LE11 3AD  
[bristol@loc8me.co.uk](mailto:bristol@loc8me.co.uk)

**01509278751**

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

**\*ALL BILLS INCLUDED!\*** Are you a student searching for the perfect blend of comfort and convenience? Look no further! Nestled in a vibrant neighbourhood, our one-bedroom lower ground flat is the ideal choice for your student life in Bristol. Double Bedroom: Enjoy a cozy and spacious double bedroom, perfect for restful nights and productive study sessions. Separate Lounge & Kitchen: Experience the luxury of distinct living and cooking spaces, making it easy to entertain friends or relax after a long day of classes. Modern Finish: This flat boasts a contemporary and stylish design, complete with modern fixtures and finishes to elevate your living experience. Access to Rear Garden: Step outside and unwind in your own private garden oasis, a tranquil retreat for relaxation or outdoor gatherings. Short Walk from Cabot Circus: Explore the city's vibrant culture, shopping, and dining options, all within easy reach of your doorstep. 15-Minute Walk to University of Bristol: Say goodbye to long commutes! Your academic journey is just a short stroll away. This one-bedroom gem is perfect for students seeking a comfortable and well-connected home. Don't miss out on this fantastic opportunity to create lasting memories in a space that you can truly call your own. Property Reference 5627

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £300

The landlord has requested to include 1.THE TENANT'S OBLIGATIONS 1.1.As part of this Tenancy Agreement, the Landlord undertakes to provide a range of utilities and services (spanning electricity, gas, water, broadband, and TV licence; the Services) to the Tenant as part of the fixed price rent charged for occupation of the Property (the Rent). The Landlord will provide the Services through, and as a function of its contract with the Landlord's agents, Orange Living Limited (trading as Loc8me'; Loc8me), a company incorporated in England and Wales (No. 06537787), whose registered office is at 6 Forest Road, Loughborough, LE11 3NP. Loc8me has, in turn, contracted with a third party provider for the Services, Utility Mix No.1 (UK) Limited (trading as Utility Mix), a company incorporated in England and Wales (No. 11423375) whose registered office is at 7 Friars Mill, Bath Lane, Leicester, LE3 5BJ. 1.2.The Tenant acknowledges and agrees that a condition precedent of the Tenant's eligibility for Rent and Services at a fixed rate at the Property is the Tenant's compliance with the fair usage allowances set out in Clause 2.1 below (Fair Bills-Inclusive Policy). 1.3.Should the Tenant fail to act in accordance with the Fair Bills Inclusive Policy then additional fees may be payable to Utility Mix. The Tenant agrees that he / she shall be liable to pay Utility Mix additional fees owing for the provision of the Services, failing which the Tenant agrees that Loc8me is at liberty and entitled to recover any monies left owing for the provision of the Services from the Tenant's deposit. 1.4 Where there is Creation Date: 14/05/2024

Property Ref: inst-18975

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787