



Alliance House
Baldwin Street

£1,150 Monthly
1 Bedroom House

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A one bedroom unfurnished flat on the third floor, positioned in a prime location surrounded by local amenities, bars and restaurants. With lift access, bike storage, and a short walk to Temple Meads train station, this apartment is available on 3rd of December!

Zoe will be running the viewings on this lovely property, so book yours today.

What's it like?

In a highly sought-after location in the City Centre, the modern flat has an open plan lounge kitchen with new fitted kitchen units and white goods including a washing machine, fridge freezer, dishwasher, oven and hob. Also, a large double bedroom with great views and a bathroom with a shower cubicle.

Zoe's local highlights

- Great shows at the Hippodrome across the road from the flat
- Nice walks around the harbourside
- Short walk to coffee shops

Home truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent.

Property Essentials:

- o Structure Materials – Brick
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Electric
- o Broadband – (Source: Ofcom) Standard
- o Mobile signal – (Source: Ofcom) Likely

- **Unfurnished**
- **CLOSE TO BRISTOL BUS STATION**
- **CLOSE TO TEMPLE MEADS TRAIN STATION**
- **EASY ACCESS TO CITY CENTRE**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **LIFT ACCESS**
- **EPC RATING C**
- **COUNCIL TAX BAND B**
- **BIKE STORAGE**

o Building Safety – No issues reported

o Restrictions – None

o Rights and Easements – N/a

o Flood risk – N/a

o Planning Permissions – None

o Accessible – No

o Coalfield / Mining area – No

Room measurements stated in this listing are for guidance and may not be accurate.

In accordance with the Tenant Fees Act 2019, we may charge the following fees should the circumstances arise:

- Our re-let fees upon early termination of a tenancy (50% of the rent, deposit protection & inventory cost)
- Tenancy variation cost - £50
- Interest 3% above the Bank of England base rate on any rent 14 days late, or more
- Bills for the tenancy (council tax, utilities, TV licence, communication services)

We may withhold your holding deposit should the tenancy not proceed for the following reasons:

- You withdraw from the tenancy
- Failure of a Right-to-Rent check
- You provide false or misleading information

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