



**Elton Road**  
**Bishopston**

£1,500 Monthly  
2 Bedroom Maisonette

**AVAILABLE NOW**

**The  
Letting  
Game**

## Elton Road Bishopston

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2 Bedroom Maisonette

### DETAILS

A two-double-bedroom, upper maisonette in the highly sought-after area of Bishopston, ideal for a couple or small family, offered unfurnished with white goods, this property is available Now!

Ben will be conducting the viewings, so book yours today!

This is a great location to utilize all that Gloucester Road has to offer with its wide variety of shops & cafes, whilst still being a short walk to Redland & Westbury Park.

The maisonette itself is situated on the first floor of a recent conversion and as you enter, you'll find a bay-fronted lounge & separate kitchen area that comes equipped with white goods. As you go upstairs, there are two double bedrooms, both with slanted ceilings and a bathroom with shower over bath. Further benefits to this property include Gas Central Heating, Free on-road parking as well as an intercom entrance system.

#### Ben's Local Highlights:

- Great location in Bishopston
- Stone's throw to Gloucester & Cheltenham Road
- Fantastic parks in the area

#### Home Truths

- Applicants must earn at least two and half times the rent in order to qualify to rent this property.

#### Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains

- **Unfurnished**
- **BAY WINDOWS**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**
- **CLOSE TO GLOUCESTER ROAD**
- **COUNCIL TAX BAND B**
- **EPC RATING D**
- **WHITE GOODS INCLUDED**
- **SOUGHT AFTER LOCATION**
- **SELECTION OF SHOPS & RESTAURANTS**

- o Sewerage – Mains
  - o Heating type – GCH
  - o Broadband– (Source Ofcom) Standard and Ultrafast
  - o Mobile signal – ( Source Ofcom) Limited
  - o Building Safety – No
  - o Restrictions – No
  - o Rights and Easements – No
  - o Flood risk – No
  - o Planning Permissions – No
  - 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:

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