



Amis Walk

Horfield

£1,400 Monthly

2 Bedroom Flat / Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

Light and spacious two double bedroom two bathroom ground floor apartment in a modern development in Horfield, offered unfurnished and available from the 16th of May 2025.

Amy will be conducting viewings, so book yours today!

The property is in a great location parallel to Filton Avenue and offers great access to amenities as well as regular public transport links to blue chip employers in North Bristol and to the City Centre via Gloucester Road.

What's it like?

The flat has a spacious open plan kitchen/living/dining room and integrated white goods, a big master bedroom with an en suite shower room, a second good sized double bedroom and a family bathroom with a shower over the bath. The property also benefits from: intercom answering, off street parking, double glazing, gas central heating, gas hob, a dishwasher, a fridge/freezer, a washing machine and storage space.

Amy's Highlights:

- Two double bedrooms
- Great location
- White goods included
- Allocated parking space

Home Truths:

- Access to the loft is not permitted,
- Applicants need to earn at least 2.5 times the rent in order to qualify,

Property Essentials:

- Structure Materials – Brick/Stone

- Unfurnished
- EPC RATING C
- COUNCIL TAX BAND B
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- WHITE GOODS INCLUDED
- GAS CENTRAL HEATING
- UNFURNISHED
- ALL DOUBLE BEDROOMS
- OFF STREET ALLOCATED PARKING

- Electricity supply – Mains
- Water supply – Mains
- Sewerage – Mains
- Heating type – Gas Central Heating
- Broadband– (Source Ofcom) Standard and Ultrafast
- Mobile signal – (Source Ofcom) Likely and Limited
- Building Safety – No
- Restrictions – No
- Rights and Easements – No
- Flood risk – No
- Planning Permissions – No
- Accessible – No
- 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)

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