



Ducrow Court, Backfields St Pauls

£1,050 Monthly
1 Bedroom Flat / Apartment

AVAILABLE NOW

**The
Letting
Game**

Ducrow Court, Backfields

St Pauls

£1,050 Monthly

1 Bedroom Flat / Apartment

- **Furnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND A**
- **FURNISHED**
- **EPC RATING D**
- **LIFT ACCESS**
- **PLENTY OF AMENITIES NEARBY**
-

DETAILS

A one double bedroom flat situated in St Pauls and offered furnished with white goods included and available from the 5th of July 2024.

Ben will be running the viewings at this lovely flat, so book yours today!

Located within the gated Ducrow Development which is just off Stokes Croft and the popular Gloucester Road, it's a short walk to the City Centre, Bristol Bus Station and Park Row which leads to The Triangle and Whiteladies Road. It offers fantastic motorway access, is within a fifteen-minute walk of Cabot Circus and is within a ten minute drive or a twenty minute stroll to Temple Meads Train Station.

What's it like?

The flat is situated on the third floor via lift access and offers lovely views with a private balcony. The entrance hall has ample shoe storage, the open plan living/kitchen area includes a two seater sofa, a table with two chairs, a coffee table and a room divider. The double bedroom includes a bed frame, mattress, chest of drawers and a wardrobe. The bathroom has an electric shower over the bath.

The property benefits from underfloor heating, and lift access.

Ben's Highlights:

- Plenty of restaurants and shops nearby
- A stone's throw from Gloucester road
- Regular bus links

Home Truths:

- Applicants need to earn 2.5 times the rent as a household in order to qualify to rent this property.

Property Essentials:

- o Structure Materials – Brick/Stone
 - o Electricity supply – Mains
 - o Water supply – Mains
 - o Sewerage – Mains
 - o Heating type – Air Filter and Underfloor heating
 - o Broadband– (Source Ofcom) Standard and Ultrafast
 - o Mobile signal – (Source Ofcom) Likely
 - o Building Safety – No
 - o Restrictions – No
 - o Rights and Easements – No
 - o Flood risk – No
 - o Planning Permissions – No
 - o Accessible – Yes
 - 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

**The
Letting
Game**