



**St Johns Road**  
**Clifton**

£1,700 Monthly  
2 Bedroom Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

## St Johns Road

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2 Bedroom Apartment

#### DETAILS

Located on St Johns Road in Clifton, this spacious two double bedroom ground floor flat perfect for a couple. Offered unfurnished with white goods included, the property will be available from the 15th of April 2025.

Amy will be running the viewings at this property, so book yours today!

The apartment is located just a few mins walk away from both Whiteladies Road and Clifton Down Shopping Centre, offering an excellent range of shops, cafés, and amenities. Clifton Down train station is conveniently situated close by, and the wide open green spaces of the Durdham Downs are less than five minutes away on foot.

#### What's it like?

Inside, the apartment offers a generous living space with beautiful bay windows that flood the room with natural light. Just off the living area is the kitchen, fitted with a fridge freezer, oven, and hob. Near the entrance, you'll find a handy utility room complete with a washing machine and a small sink, adding extra convenience. Further into the property are two double bedrooms: one particularly spacious, and the other a smaller double, ideal for guests, a home office, or additional storage. There's also a built-in storage area located centrally within the flat. The bathroom features a good sized corner shower. Additional features include high ceilings, sash windows, charming period details, gas central heating, access to a communal garden, and on-street permit parking.

#### Amy's Highlights:

- On street parking
- High ceilings

- Unfurnished
- PLENTY OF AMENITIES NEARBY
- CLOSE TO WHITELADIES ROAD
- ON STREET PARKING
- UNFURNISHED WITH WHITE GOODS
- EPC RATING D
- HIGH CEILINGS
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- COUNCIL TAX BAND D

- Period features
- Great location
- Public transport links
- Close to amenities
- A short walk from the Downs and Clifton Down shopping centre

#### Home Truths:

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

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

#### Property Essentials:

- Structure Materials – Brick/Stone
- 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

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