



Quay Point
Lime Kiln Road

£1,300 Monthly
1 Bedroom Flat / Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A ground floor one double bedroom apartment situated just off the Millennium Promenade in the Quay Point development. The property is surrounded by amazing walks, views and water, it is modern throughout, comes fully furnished and is available from the 28th of August 2024.

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

What's it like?

In a highly sought-after location at the bottom of Hotwells Road on Lime Kiln Road, the modern & spacious apartment has an open plan living/kitchen with a washing machine, fridge freezer, oven and hob. Also, a double bedroom, a bathroom with an over bath shower and a storage cupboard in the hallway. The property also benefits from communal bike storage and local transport links on its doorstep. Water is an additional £40 per month in addition to the rent.

Amy's local highlights

- S.S Great Britain within walking distance or jump on the little ferry that takes you across the water for a small fee
- Plenty of coffee shops, restaurants, bars, gyms and other amenities on your doorstep
- Short walk to Bristol Hippodrome and Cabot Circus

Home Truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent.
- Additional cost of £40 per month for water.

Property Essentials:

- o Structure Materials – Brick/Stone

- **Furnished**
- **WHITE GOODS INCLUDED**
- **COUNCIL TAX BAND B**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **OPEN PLAN LIVING SPACE**
- **PLENTY OF AMENITIES NEARBY**
- **WALKING DISTANCE TO THE CITY CENTRE**
- **EPC RATING C**
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- o Electricity supply – Mains
 - o Water supply – Mains
 - o Sewerage – Mains
 - o Heating type – Gas central heating
 - o Broadband– (Source Ofcom) Standard and Superfast
 - o Mobile signal – (Source Ofcom) Limited indoor coverage with most providers
 - 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
- Bills for the tenancy (council tax, utilities, TV licence, communication services)

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