



## Squires Court Bedminster Parade

£1,250 Monthly  
1 Bedroom Flat / Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

## Squires Court

### Bedminster Parade

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#### DETAILS

A one double bedroom apartment available within walking distance to Bristol City Centre and the scenic harbourside. This third floor apartment is situated in the Squires Court development in Bedminster and is offered unfurnished with white goods included and available from the 16th of August 2024.

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

#### What's it like?

In a highly sought-after location along the River Avon on the Bedminster Bridge. This third-floor apartment has an open plan lounge/ diner/ kitchen with white goods including a washing machine, fridge freezer, oven & hob, a double bedroom with built in wardrobes, and lastly, a bathroom with an over bath shower.

#### Ben's Highlights:

- Wapping Wharf only a few minutes' walk away with plenty of cafes and restaurants
- Beautiful walks along Bristol's harbourside
- You have everything you could need on your doorstep

#### Home truths:

To be able to rent this property applicants must earn a minimum of 2.5 times the rent.

#### Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Electric

- **Unfurnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND B**
- **BALCONY**
- **TWO ALLOCATED PARKING SPACES**
- **CLOSE TO TEMPLE MEADS TRAIN STATION**
- **EPC RATING B**
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- o Broadband– (Source Ofcom) Limited
  - o Mobile signal – ( Source Ofcom) Standard and Superfast
  - 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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