



Long Down Avenue
Stoke Gifford

£1,300 Monthly
2 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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2 Bedroom Apartment

DETAILS

A well-presented, two bedroom ground floor apartment in Cheswick Village, offered unfurnished with white goods included and available from the 5th May 2025.

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

The apartment is in a great location and part of a modern development on Long Down Avenue. It offers great access to amenities and is well located for motorway access whilst being easily commutable to blue chip employers in Filton, Patchway and Stoke Gifford.

What's it like?

A spacious open plan kitchen/lounge which is neutrally decorated and has more than enough space for it to be furnished accordingly, it is offered with an integrated fridge freezer, dishwasher, oven and hob, there are two bedrooms, one of which is an ensuite-double bedroom & a smaller second bedroom. Lastly there is the bathroom which has a shower over the bath. The property also benefits from having an allocated parking space, double glazing & an intercom entrance system.

Amy's highlights:

- Sought after location next to the MOD
- Boston Tea Party restaurant on your doorstep
- Good motorway access
- A short walk from Stoke Park Estate

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

- **Furnished**
- **CLOSE TO FILTON ABBEY WOOD TRAIN STATION**
- **WHITE GOODS INCLUDED**
- **SOUGHT AFTER LOCATION**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**
- **EN-SUITE BATHROOM**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**

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:

- You withdraw from the tenancy
- Failure of a Right-to-Rent check
- You provide false or mis-leading information
- You fail to sign your tenancy agreement within 15 calendar days

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