



## Cheltenham Road Stokes Croft

£1,525 Monthly  
2 Bedroom Flat / Apartment

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Letting  
Game**

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2 Bedroom Flat / Apartment

#### DETAILS

A light and spacious two-bedroom student garden flat situated in Cheltenham Road, just a stone's throw from the popular Stokes Croft. The property is offered fully furnished and comes with one off-street parking space and is from 18th August.

We now offer an ALL inclusive bills package with uncapped usage for the 2025/2026 tenancy, we'll share more information with you at the viewing.

Zoe will be running the viewings at this property, so book yours today.

#### What's it like?

The flat is in a highly sought-after location between Montpelier and Stokes Croft and is surrounded by bars, restaurants, and shops. It offers great access to the City Centre and is within a short walk of Bristol Harbour and Wapping Wharf with its many restaurants, bars, and entertainment. The property is within a short walk of Bristol University while also being on a main bus route to UWE. Bristol Temple Meads Train Station can be reached within a fifteen-minute walk.

The property has been finished to a high standard throughout and briefly comprises; two large double bedrooms both furnished with double beds, wardrobes, and a chest of drawers the first is situated to the front of the property and the second to the rear with its own access to the garden and a walk-in cupboard, there is a bathroom with a walk-in shower, and lastly, an open plan modern lounge/kitchen area with access to the garden and white goods including a washer dryer, fridge freezer, oven and hob and a sofa in the lounge.

- **Furnished**
- **PLENTY OF AMENITIES NEARBY**
- **CLOSE TO GLOUCESTER ROAD**
- **CLOSE TO STOKES CROFT**
- **LOCAL AMENITIES NEARBY**
- **OFF STREET ALLOCATED PARKING**
- **EPC RATING C**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND A**

The property also benefits from having gas central heating, double-glazed, off-street parking for one car, courtyard garden, and is situated in the heart of all the action that the City centre has to offer.

The tenancy will run from 18th August 2025 to 12th August 2026 (11 months and 25 days)

#### Zoe's Highlights:

- Student property
- Off-street parking for one car
- Modern fixtures and fittings
- Stokes Croft location
- Walking distance to University of Bristol
- On the bus route to UWE

#### Home truths:

- Only student tenants will be considered for this property
- Students are required to provide a UK based guarantor
- The use of the loft space will not be permitted

#### Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains

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