



**Thomas Court, Three Queens Lane  
Redcliffe**

£1,885 Monthly  
2 Bedroom Maisonette

**AVAILABLE NOW**

**The  
Letting  
Game**

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2 Bedroom Maisonette

### DETAILS

A two-bedroom, penthouse maisonette with covered allocated parking in the City Centre, featuring a spectacular roof terrace and offered unfurnished with white goods included will be available from the 8th of July.

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

The property is located on Three Queens Lane in the heart of the City Centre. The apartment offers fantastic access to amenities including the shops, restaurants and bars nearby, to Broadmead and Cabot Circus Shopping Centre and is just a five-minute walk to Temple Meads Train Station. The property offers great motorway access and is a short stroll to Queens Square, The Waterfront, Wapping Wharf and Harbourside.

### What's it like?

The maisonette briefly comprises; a spacious open plan kitchen/living diner with glazed doors opening out to a balcony, the kitchen area is offered with a fridge freezer, washing machine, oven, hob and a dishwasher. There are two double bedrooms one of which is a good sized double with en-suite and the other is a small double and lastly there is a bathroom which has a shower above the bath. The property also has a spectacular roof terrace, an allocated parking space and a WC downstairs.

### Amy's highlights:

- Penthouse Maisonette
- Covered allocated parking space
- All of the centre's amenities on your doorstep
- Pasture Steakhouse just around the corner

- Unfurnished
- BALCONY
- COUNCIL TAX BAND D
- EASY ACCESS TO CITY CENTRE
- EN-SUITE BATHROOM
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- PENTHOUSE
- SHARERS WELCOME
- EPC RATING C

- Easy access to the M32 motorway

### Home truth's

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
- o Broadband– (Source Ofcom) Standard and Ultrafast
- o Mobile signal – ( Source Ofcom) Likely
- 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:

The logo for 'The Letting Game' features the words 'The Letting Game' in a bold, black, stylized font. 'The' is at the top, 'Letting' is in the middle, and 'Game' is at the bottom, all in a slightly irregular, hand-drawn style.