



Cooperage Lane
Southville

£1,300 Monthly
1 Bedroom Flat / Apartment

AVAILABLE NOW

**The
Letting
Game**

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1 Bedroom Flat / Apartment

DETAILS

A well presented one double bedroom courtyard flat available in Southville with parking, offered unfurnished with white goods included, available NOW!

Amy will be running viewings at this property.

The property is in a sought after location on Cooperage Lane, just off Coronation Road and is fantastically located for access to plenty of amenities including being a few minutes' walk to The Harbourside, the popular Wapping Wharf and Cargo restaurants, independent retailers, a ten minute walk to Temple Meads Train Station and fifteen minutes' walk to the City Centre & Cabot Circus. The flat is also just a short stroll to North Street, popular for its shops, bars, restaurants and pubs.

What it's like?

The flat briefly comprises; a double reception room with more than enough space to furnish it accordingly for both living and dining, a separate kitchen with plenty of cupboard space with fridge/freezer and dishwasher, and a utility area just off it with a washing machine in place, a good sized double bedroom with new flooring in place and a smart bathroom with a white suite.

Amy's Highlights:

- Sought after location
- Off street parking space
- Courtyard
- Surrounded by amenities
- New kitchen
- Utility room

- **Unfurnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **EPC RATING E**
- **COUNCIL TAX BAND A**
- **SOUGHT AFTER LOCATION**
- **PLENTY OF AMENITIES NEARBY**
- **ELECTRIC HEATING**
- **NEWLY REFURBISHED**
- **OFF STREET ALLOCATED PARKING**

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
 - o Broadband– (Source Ofcom) Standard, Superfast and Ultrafast available
 - o Mobile signal – (Source Ofcom) Likely for most providers
 - o Building Safety – No issues
 - o Restrictions – None noted
 - o Rights and Easements – n/a
 - o Flood risk – Very Low
 - o Planning Permissions – None noted
 - o Accessible – Not Accessible
 - 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' is written in a bold, black, stylized font. The word 'The' is at the top, 'Letting' is in the middle, and 'Game' is at the bottom. The letters are thick and blocky, with some overlapping and a slightly irregular, hand-drawn appearance.