



The Hedgerows
Bradley Stoke

£1,250 Monthly
2 Bedroom Flat / Apartment

AVAILABLE NOW

**The
Letting
Game**

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2 Bedroom Flat / Apartment

DETAILS

Bright and spacious, two double bedroom, two bathroom flat in Bradley Stoke with an allocated off street parking space, offered unfurnished with white goods included and available from the 12th August 2024.

Tobi will be running the viewings on this lovely property so book yours today!

What's it like?

The property is located on The Hedgerows which is just off Brook Way and is under five minutes drive to the Willowbrook Centre and Bradley Stoke Leisure Centre. The property is well located for access to the Metro bus and offers good motorway access, easy access to both Patchway and Bristol Parkway Train Stations and is within easy reach of Aztec West and Cribbs Causeway.

The flat is located on the third floor within the building and briefly comprises; two double bedrooms, one of which has an en-suite shower room, a separate kitchen offered with a fridge freezer, washer dryer, oven and hob and a large living diner with more than enough space to furnish it accordingly, and a main bathroom which has a white suite with a shower connected to the bath.

The property also benefits from having one off street allocated parking space, double glazing, intercom answering and built in storage.

Tobi's local Highlights:

- Close to Parkway and Patchway Train Station
- Two double bedrooms
- Two bathrooms

- **Unfurnished**
- **COUNCIL TAX BAND B**
- **EPC RATING D**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **OFF STREET ALLOCATED PARKING**
- **EN-SUITE BATHROOM**
- **UNFURNISHED WITH WHITE GOODS**
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- Storage
- Off street parking space
- Unfurnished
- White goods included
- Large lounge
- Well maintained development
- Great location
- Easy access to amenities
- Good motorway access
- Regular transport links
- Neutrally decorated throughout

Home Truths

- Applicants must earn at least two and half times the rent in order to qualify to rent this property.

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 available
- o Mobile signal – (Source Ofcom) -O2 & Vodaphone likely
- o Building Safety – No
- o Restrictions – No

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.