



## Filton Avenue Horfield

£2,000 Monthly  
3 Bedroom Flat / Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

## Filton Avenue

### Horfield

£2,000 Monthly

3 Bedroom Flat / Apartment

#### DETAILS

A three double bedroom flat with two reception rooms on Filton Avenue, offered unfurnished and available NOW!

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

Situated on the corner of Filton Avenue and Muller Road, this property offers excellent access to Gloucester Road, Southmead Hospital, and Horfield Common. With shops, cafés, pubs and restaurants on your doorstep, as well as direct bus links into the city centre and out to Cribbs Causeway, the location is ideal for professionals or a small family looking for space and convenience.

#### What's it like?

Inside, the property offers a spacious and well-designed layout spread over two floors. It features a modern kitchen with ample unit storage and white goods included. The generous living room is full of natural light thanks to its large bay windows, creating a welcoming and airy feel. There's also a versatile second reception room that can be used as a dining space or home office. Upstairs, you'll find a large double bedroom.

#### Home Truths:

- Applicants need to earn at least two and a half times the rent as a house hold in order to qualify to rent this property

#### Property Essentials:

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

- Unfurnished
- COUNCIL TAX BAND B
- EPC RATING D
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- PLENTY OF AMENITIES NEARBY
- UNFURNISHED WITH WHITE GOODS
- ON STREET PARKING AVAILABLE
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- o Sewerage – Mains
  - o Heating type – GCH
  - o Broadband – (Source: Ofcom) Standard, Superfast and Ultrafast
  - o Mobile signal – (Source: Ofcom) Likely
  - o Building Safety – No issues reported
  - o Restrictions – None
  - o Rights and Easements – N/a
  - o Flood risk – N/a
  - o Planning Permissions – None
  - o Accessible – Yes
  - 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:

- 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

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