



## Crown and Anchor House New Kingsley Road

£1,520 Monthly  
2 Bedroom Flat / Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

## Crown and Anchor House

New Kingsley Road

£1,520 Monthly

2 Bedroom Flat / Apartment

### DETAILS

Light and spacious two double bedroom apartment in the popular Crown and Anchor House in Temple Quay, offered fully furnished with white goods included and available from the 8th of August 2024.

Amy is running the viewings at this lovely apartment, so book yours today!

The apartment is part of a modern development and residents' benefit having an onsite gym and a communal roof top garden. It is in a great location within a five-minute walk of Bristol Temple Meads and a fifteen-minute walk to the City Centre. There are plenty of amenities nearby including Cabot Circus Shopping Centre and the property is also nicely located for the Harbourside and Wapping Wharf area popular for its independent shops and cargo restaurants.

The apartment a large open plan kitchen/living/dining room which comes fully furnished with a L shaped sofa, dining table with 4 chairs, TV stand, coffee table, desk and chair, 4x storage shelves/units, the kitchen is offered with integrated appliances including a washer machine, dishwasher, fridge freezer, oven and hob. The master bedroom is furnished with a double Bed frame and mattress, two bedside tables, wardrobe, 3x Storage drawers/units and has an en-suite shower room, the second double bedroom is furnished with a double bed frame and mattress and two bedside tables, lastly is the bathroom which has a shower over the bath.

The property also benefits from having storage in the hallway, a private balcony, communal bike storage, communal roof top garden, communal on-site gym and intercom answering system.

- **Furnished**
- **SOUGHT AFTER LOCATION**
- **CLOSE TO TEMPLE MEADS TRAIN STATION**
- **COMMUNAL ROOF TERRACE**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **ON SITE GYM INCLUDED**
- **BALCONY**
- **EPC RATING D**
- **COUNCIL TAX BAND C**

Tobi's Highlights:

- Great access to Bristol Temple Meads train station
- Short walk to Cabot Circus
- Bike storage
- Two double bedrooms
- Fully furnished
- Communal roof top garden
- En-suite master bedroom

Home Truths:

- Applicants must earn at least two and a half times the rent in order to qualify to rent this property
- Access to the loft is not permitted

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) Limited
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No
- o Planning Permissions – No

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