



Eclipse

Broad Weir

£1,600 Monthly
1 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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£1,600 Monthly

1 Bedroom Apartment

- **Furnished**
- **BALCONY**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**
- **COUNCIL TAX BAND C**
- **FURNISHED**
- **GAS CENTRAL HEATING**
- **LIFT ACCESS**
- **IDEAL FOR PROFESSIONAL COUPLE**
- **MODERN FIXTURES AND FITTINGS**

DETAILS

A well presented, one double-bedroom apartment in one of Bristol's most desirable buildings, Eclipse. Offered furnished with white goods & available to move into from the 17th July 2024.

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

The property is located within The Eclipse development above Harvey Nichols on Broad Weir which is within the Quakers Friars part of Cabot Circus opposite the popular Picolino restaurant. The apartment is brilliantly located for access to amenities within a few minutes' walk including the shops within Cabot Circus and Broadmead, there are regular bus links on its doorstep and the property is just a ten to fifteen - minute walk to Temple Meads Train Station and Bristol Bus Station. The apartment is a stone's throw from fantastic walks in Castle Park, if you follow the River Avon you will end up in Queens Square and the Floating Harbour.

What it's like?

The apartment is situated on the first residential level of this building and comprises of The open plan living, kitchen/dining space provides direct access to the large, decked balcony which showcases fine city views over the impressive modern development below. The kitchen comes complete with a range of wall and base units, a gas hob, electric oven, and extractor over as well as an integrated fridge/freezer and dishwasher. In addition, there is also the benefit of a large walk-in pantry/larder. The large double bedroom also has access to the balcony which helps to draw in plenty of natural light. The bathroom is fully tiled and provides a mains-fed shower over the bath, WC, Basin, and heated towel rail.

Water rates included within the rent.

Tobi's local highlights:

- High-quality finishings
- Lots of natural light & space
- Fantastic amenities on your doorstep

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 – Standard
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Gas
- o Broadband– Standard, Superfast & Ultrafast available (source: Ofcom)
- o Mobile signal - Likely to have coverage through EE, Three, O2 & Vodafone (source: Ofcom)
- o Building Safety - N/A
- o Restrictions – N/A
- o Rights and Easements – N/A
- o Flood risk – N/A
- o Planning Permissions – N/A
- o Accessibility – Yes

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. The letters are thick and blocky, with a slightly irregular, hand-drawn appearance.