



Great George Street
City Centre

£1,950 Monthly
2 Bedroom Ground Maisonette

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A two double bedroom maisonette with a large private garden and balcony, offered furnished with white goods and wifi included and available from the 28th of October 2024.

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

The property is a unique find situated in the City Centre just off of Park Street, the property is close enough to all the buzz of the city with its vast array of amenities, local businesses, restaurants and bars, but thanks to its set back position you can enjoy peace and quiet with fabulous views from your balcony.

What's it like?

In a highly sought-after location located just off of Park Street, the modern maisonette has the first double bedroom to the front of the property with a large walk-in wardrobe, a bathroom with a shower over the bath, a spectacular open plan lounge/ diner kitchen with French doors opening onto the balcony, The kitchen is modern with integrated dishwasher, fridge freezer, washer/dryer, double oven and hob. On the lower ground there is a shower room, access to the garden and the second double bedroom with French doors opening onto the breakfast patio leading to the garden. Furnishings include, a two seater mustard sofa, L shaped sofa, dining table with 6 grey chairs, coffee table, Tv and tv unit, sideboard. The kitchen offers a microwave, kettle and toaster. Both bedrooms include a double bed frame, mattress, 2 x bedside tables, , desk and chair. The balcony has a round metal table with two chairs.

Amy's local highlights

- **Furnished**
- **BALCONY**
- **CLOSE TO WHITELADIES ROAD**
- **ENCLOSED REAR GARDEN**
- **EASY ACCESS TO CITY CENTRE**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **ON STREET PARKING**
- **PRESENTED TO A HIGH STANDARD**
- **SHARERS WELCOME**

- You will never be bored as there is so much to do and its all just a hop & skip away

- Great Ice cream and coffee shops on your doorstep

- A short walk to Cabot Tower & park

Home truths

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent

- Students will not be considered for this property

Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – GCH
- o Broadband– (Source Ofcom) Standard and Ultrafast
- o Mobile signal – (Source Ofcom) Likely
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No
- o Planning Permissions – No
- o Accessible – No
- o Coalfield / Mining area –No

Room measurements stated in this listing are for

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