



## George Salt Close Scholars Chase

£1,200 Monthly  
2 Bedroom Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

## George Salt Close

### Scholars Chase

£1,200 Monthly

2 Bedroom Apartment

#### DETAILS

A two double bedroom apartment in Stoke Gifford, offered unfurnished with white goods included and available from NOW.

The property is located on George Salt Close, within a modern new development. It offers fantastic access to local amenities including being just five minutes by car from Abbeywood Retail Park which has a selection of shops and restaurants within it, being a five minute walk to UWE, a one minute walk to the local village store and within close proximity to the other shops, restaurants, cafes and supermarkets of Fishponds High street as well as Eastgate Retail Park which is home to an Ikea, Asda Living, a large Tesco and various other retailers. The flat offers great motorway access and very easy access in to the City Centre via regular bus links nearby or within a fifteen minute drive.

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

#### What it's like?

The apartment is excellent condition through out and has been finished to a high standard with modern fixtures and fittings.

As you walk into the property there are two good sized storage cupboards one of which is perfect for your coats, bags and shoes. There are two double bedrooms, the main bathroom with an shower over the bath and then you have the open plan living and kitchen space. The property is modern and attracts plenty of natural light. It also benefits from an allocated parking space in the car park.

Tobi's Highlights:

- **Unfurnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND B**
- **EPC RATING B**
- **OPEN PLAN LIVING SPACE**
- **CLOSE TO PARKWAY TRAIN STATION**
- **IDEAL FOR PROFESSIONAL COUPLE**
- **OFF STREET ALLOCATED PARKING**
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- Close to Abbeywood Retail Park
- Easy Motorway access
- Walking distance to UWE

#### Home Truths:

- Applicants need to earn 2.5 times the rent in order to qualify to rent the property.

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 tenancy not proceed for the following reasons:

- You withdraw from the tenancy
- Failure of a Right-to-Rent check
- You provide false or mis-leading information
- You fail to sign your tenancy agreement within 15 calendar days

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