



Dorian Road
Horfield

£1,400 Monthly
2 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

An immaculately presented, two double bedroom, two bathroom, second-floor apartment situated moments away from Southmead Hospital. It would be ideal for a professional couple or two sharers and is available from 12th of May 2025!

Amy will be conducting viewings, so book yours today!

What's it like?

Situated just off Gloucester Road and Horfield Common is this spacious two-bedroom top-floor flat in the Dorian Road development. The apartment comprises a substantial kitchen-living room, complete with an integrated fridge-freezer, oven with hobs, as well as washer-dryer. Having a dual aspect, the lounge and dining room area is flooded with light. The main bedroom houses an ensuite and a built-in wardrobe, whilst the second double bedroom is also of good size. The property has undergone redecoration throughout & features a modern kitchen with integrated white goods. The property further benefits from an allocated space to the rear of the property & also additional visitor spaces that can be used on a 'first come, first serve' basis.

Dorian Road is fantastically placed, being so close to the independent shops, cafes, and restaurants of Gloucester Road, including The Wellington, Inn on the Green, and Cafe on the Common, as well as the diversity of shops down to Cheltenham Road and the City Centre. The area is incredibly popular for those working at Southmead hospital, which is just a 30-second walk away, whilst being conveniently close to the big businesses of Filton, such as Airbus, Rolls Royce, and the MoD. Frequent buses mean you are well-connected to the City Centre and outwards, with

- **Unfurnished**
- **COUNCIL TAX BAND B**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **SECURE PARKING**
- **WHITE GOODS INCLUDED**
- **EPC RATING B**
- **UNFURNISHED**
- **IDEAL FOR TWO PROFESSIONAL SHARERS**
- **GAS CENTRAL HEATING**

Parkway and Temple Meads both being a ten-minute journey by car. Greenspaces are easy to come by, with Horfield Common just around the corner and Stoke Park close by, and for those looking to exercise, the brilliant facilities of Horfield Leisure Centre are adjacent to the apartment. The property comes with an allocated parking space.

Amy's Highlights:

- Fantastic Location next to Southmead Hospital
- Close to the Gloucester Road
- On the bus route into the Centre

Home Truths:

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

Property Essentials:

- Structure Materials – Brick/Stone
- Electricity supply – Mains
- Water supply – Mains
- Sewerage – Mains
- Heating type – Gas Central Heating
- Broadband– (Source Ofcom) Standard and Ultrafast
- Mobile signal – (Source Ofcom) Likely and Limited
- Building Safety – No
- Restrictions – No

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