



Beaufort Court
1 Beaufort Street

£950 Monthly
1 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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1 Bedroom Apartment

DETAILS

A well-presented one double-bedroom apartment perfect for a single professional, in a secure gated apartment complex in Easton offered fully furnished with white goods & available now.

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

The apartment is situated in a gated apartment complex, just off of Stapleton Road. The location is in the heart of the vibrant Easton Area and offers easy access into the centre & also onto the M32 Motorway. The accommodation comprises; entrance hall, kitchen/living room, double bedroom and shower room. Permit parking is available in the area & there is also the opportunity for the tenants to purchase a secure space in the carpark for an additional £50/month. The property is currently furnished however the landlord could be flexible in swapping/removing furniture if requested.

Tobi's local highlights:

- Easy access to The City Centre
- Fantastic amenities on nearby Stapleton Road
- Several local parks within walking distance

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 central heating

- **Furnished**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**
- **EASY ACCESS TO CITY CENTRE**
- **GOOD MOTORWAY ACCESS**
- **SELECTION OF SHOPS & RESTAURANTS NEARBY**
- **WHITE GOODS INCLUDED**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**

o Broadband– Standard and Ultrafast only (Source Ofcom)

o Mobile signal – Very Good (Source Ofcom)

o Building Safety – No issues

o Restrictions – None

o Rights and Easements – n/a

o Flood risk – Surface water - High risk of flooding, Rivers and the sea - Very low risk of flooding

o Planning Permissions – None noted

o Accessible – No

o Coalfield / Mining area –No

Room measurements stated in this listing are for guidance and may not be accurate.

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:

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.