



## Ferrymans Court

Queen Street

£1,370 Monthly  
2 Bedroom Flat / Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

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2 Bedroom Flat / Apartment

#### DETAILS

A superbly located, bright and spacious two-bedroom apartment that benefits from its own private parking. Situated in close proximity to the green space of Castle Park. Offered unfurnished with white goods, this property is available from the 22nd May 2025.

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

Ferrymans Court is in close proximity to the development of Finzels Reach and benefits from all the cafes, bars and restaurants that have newly been constructed.

This ground-floor apartment offers tranquil views over the communal gardens and waterfront. Stepping into the apartment you find a generous living room that links to a spacious and well-kept kitchen with both rooms overlooking the well-maintained communal garden and beyond that, a view of the river. The apartment also features two bedrooms and a normal bath with an over-bath shower.

Further benefits to this fine city centre apartment include; an intercom system, entry on river & road side, secure undercroft parking & fine communal gardens.

#### Local Highlights:

- Great Location
- Close to restaurants and bars
- Easy access to Temple Meads

#### Home Truths

- Access to the loft is not permitted
- To be able to rent this property applicants must earn

- Unfurnished
- COUNCIL TAX BAND C
- EPC RATING D
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- COMMUNAL GARDEN
- OFF STREET ALLOCATED PARKING
- UNFURNISHED
- UNFURNISHED
- 

a minimum of 2.5 times the rent.

#### Property Essentials:

- o Structure Materials – Bricks
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Standard
- o Heating type –Electric
- o Broadband– (Source Ofcom) - Standard
- o Mobile signal – ( Source Ofcom) Likely
- o Building Safety – N/A
- o Restrictions – N/A
- o Rights and Easements – N/A
- o Flood risk – N/A
- o Planning Permissions – None
- o Accessible – Not accessible
- o Coalfield / Mining area – N/A

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

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