



**Filton Avenue**  
**Horfield**

£900 Monthly  
1 Bedroom Flat / Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

## Filton Avenue

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£900 Monthly

1 Bedroom Flat / Apartment

### DETAILS

Ideal for a single person is this one-bedroom flat on Filton Avenue in Horfield. This property is offered unfurnished with white goods included and available from now.

Amy will be running viewings at this property.

The property is located on the Horfield side of Filton Avenue and is well-located for access to local shops within a stone's throw. The flat offers regular bus links close by traveling both into the City Centre via the popular Gloucester Road and also up to Cribbs Causeway and The Mall and is nicely situated for access to Filton's blue-chip employers. There are supermarkets close by including a large Tesco's and within a few minutes' drive to Horfield Leisure Centre, Horfield Common, and Southmead Hospital.

What's it like?

The flat is located on the first floor and briefly comprises; a kitchen/living / diner with a smart fitted kitchen with white goods included, a double bedroom with a fitted wardrobe in place, and a shower room.

Amy's Local Highlights:

- Easy access to Ring-road
- On a bus route to the centre
- Nearby to some blue-chip employers and the hospital

Home truths:

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

- **Unfurnished**
- **SOUGHT AFTER LOCATION**
- **CLOSE TO GLOUCESTER ROAD**
- **CLOSE TO FILTON ABBEY WOOD TRAIN STATION**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **OPEN PLAN LIVING SPACE**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**

Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Electric
- o Broadband– (Source Ofcom) Standard, Superfast and Ultrafast available
- o Mobile signal – ( Source Ofcom) Limited for some providers
- o Building Safety – No issues
- o Restrictions – None noted
- o Rights and Easements – n/a
- o Flood risk – Very Low
- o Planning Permissions – None noted
- o Accessible – Not Accessible
- 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

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