



## Meridian Road

Redland

£2,550 Monthly

3 Bedroom Flat / Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

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#### DETAILS

A well-presented three-bedroom student garden flat in Redland, offered fully furnished with white goods and available from the 3rd July 2025.

We now offer an ALL inclusive bills package with uncapped usage for the 2025/2026 tenancy, we'll share more information with you at the viewing.

Zoe will be running the viewings at this property, so book yours today.

What's it like?

The property is located on Meridian Road in Redland and benefits from offering easy access to plenty of amenities bars and restaurants on Stokes Croft, Gloucester Road, Whiteladies Road and The Clifton Triangle.

The property briefly comprises of a large lounge furnished with sofas, a separate kitchen with a fridge freezer, washing machine, oven and hob included and three double bedrooms which are each furnished with beds, desks and wardrobes and lastly, the bathroom which has a shower over the bath.

The property also benefits from a courtyard garden to the rear and gas central heating.

Zoe's highlights:

- Sought after student location
- Easy access to amenities
- Regular bus links
- Easy access to Bristol University
- Easy access to the City Centre and Cabot Circus shopping

- **Furnished**
- **SOUGHT AFTER LOCATION**
- **EASY ACCESS TO CITY CENTRE**
- **PLENTY OF AMENITIES NEARBY**
- **CLOSE TO GLOUCESTER ROAD**
- **FOR ACADEMIC YEAR 2024-25**
- **EPC RATING D**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND C**

Home truths:

- Only student tenants will be considered for this property
- Students are required to provide a UK based guarantor
- The use of the cellar space will not be permitted

Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – GCH
- o Broadband– (Source Ofcom) Standard and Ultrafast
- o Mobile signal – ( Source Ofcom) Limited
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No
- o Planning Permissions – No
- 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:

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