



Stokes Croft

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£3,000 Monthly
4 Bedroom Maisonette

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A light and spacious four double bedroom student maisonette situated on Stokes Croft offered fully furnished with white goods included and available from the 22nd July 2024.

What's it like?

The flat is in a highly sought-after location in the heart of Stokes Croft and is surrounded by bars, restaurants and shops. It offers great access to the City Centre and is within a short walk of Bristol harbour and Wapping wharf with its many restaurants, bars and entertainment. The property is within minutes' walk of the BRI and The Children's hospital. Temple Meads can be reached within a 15 minute walk.

This maisonette briefly comprises; on the main floor, a well presented modern kitchen with white goods included, a bathroom and three spacious double bedrooms furnished with chest of drawers and wardrobes, and on the upper floor, a loft-style fourth bedroom with extra space for a study area.

The property also benefits from gas central heating.

Highlights:

- Four double bedrooms
- White goods included
- Fully furnished
- In the heart of Stokes Croft
- Sought after location
- City Centre location
- Walking distance to Cabot Circus
- No parking available

Home Truths:

- Only student tenants will be considered for this

- **Furnished**
- **PLENTY OF AMENITIES NEARBY**
- **REGULAR PUBLIC TRANSPORT LINKS**
- **SELECTION OF SHOPS & RESTAURANTS NEARBY**
- **SOUGHT AFTER LOCATION**
- **WALKING DISTANCE TO THE CITY CENTRE**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **NO PARKING**

property

- Students are required to provide a UK based guarantor
- The use of the loft space will not be permitted

Property Essentials:

- o Structure Materials – Standard Brick
 - o Electricity supply – Yes - Mains
 - o Water supply – Yes - Mains
 - o Sewerage – Yes - Mains
 - o Heating type – Gas central heating
 - o Broadband– (Source Ofcom) - (supply type & indication of speed) - Ultrafast up to 1000Mbps
 - o Mobile signal – (Source Ofcom) - Very Good
 - o Building Safety – N/A
 - o Restrictions – N/A
 - o Rights and Easements – N/A
 - o Flood risk – Less than 0.1% per year
 - o Planning Permissions – N/A
 - o Accessible – No - steps up to main property and internal steps up to accommodation
 - o Coalfield / Mining area –N/A
- 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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