



**Garamond Court**  
Somerset Street

£1,350 Monthly  
2 Bedroom Flat / Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

## Garamond Court

Somerset Street

£1,350 Monthly

2 Bedroom Flat / Apartment

- **Furnished**

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### DETAILS

Ideal for a couple is this two-bedroom flat with parking located on the top floor at Garamond Court in Redcliffe. This property is offered fully furnished, with white goods included and available now for a period of 12 months only.

Ben will be running the viewings on this property so book yours today!

The property is located within Garamond Court , a well-maintained development on Somerset Street around the corner from Temple Meads Train Station. The flat is fantastically located for access to the City Centre, Cabot Circus and The Harbourside is within a short walk and also benefits from being within a ten-minute stroll to the trendy Wapping Wharf and Cargo restaurants. The property offers easy motorway access and is within proximity of Bristol Coach Station. What it's like?

The flat is situated on the top floor of the building and is tastefully furnished throughout. There is one double bedroom, a smaller single bedroom that is set up as office space, a modern kitchen with white goods, a bathroom with shower over bath, and a large living/dining room. The property is offered fully furnished with white goods and further benefits from parking for one car in the resident's carpark.

Ben's Local highlights:

- Close proximity to Bristol Temple Meads
- Walking distance to the City Centre
- Walking distance to Wapping Wharf

Home truths:

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

Property Essentials:

- o Structure Materials – Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Electric
- o Broadband– Standard and Ultrafast only (Source Ofcom)
- o Mobile signal – Limited with most major providers (Source Ofcom)
- o Building Safety – No issues
- o Restrictions – None
- o Rights and Easements – n/a
- o Flood risk – Very low risk of flooding
- 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:

The logo for 'The Letting Game' is written in a bold, black, stylized font. The word 'The' is at the top, 'Letting' is in the middle, and 'Game' is at the bottom. The letters are thick and have a slightly irregular, hand-drawn appearance.