



Trelawney House Surrey Street

£1,050 Monthly
1 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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1 Bedroom Apartment

DETAILS

Light and spacious one double bedroom ground floor apartment in a development within a stone's throw of Cabot Circus and Broadmead, offered unfurnished with white goods and available from the 12th of July 2024.

Ben will be running the viewings at this stunning property, so book yours today!

The apartment is located within Trelawney House, a recent development on Surrey Street, it is just a two minute walk of Cabot Circus and five minutes' walk of Stokes Croft and Bristol bus station, within easy reach of Temple Meads Train Station and also brilliantly located for motorway access. The flat is a short walk to amenities including the cafes, restaurants and independent shops on Stokes Croft and Gloucester Road and is also a fifteen minute walk to Park Row leading to Park Street.

What's it like?

The accommodation briefly comprises: a spacious open plan kitchen/living/dining room with dual aspect double glazing and a modern kitchenette with an integrated fridge freezer, dishwasher, washing machine, oven and hob, a good sized double bedroom which is located to the rear of the property and a bathroom with a shower over the bath.

The property also benefits from a huge storage cupboard that could store bikes, double glazing and video intercom.

Ben's Highlights:

- Ground floor apartment
- Large living space
- One of the largest one-bedroom apartments in the

- **Unfurnished**
- **CLOSE TO TEMPLE MEADS TRAIN STATION**
- **IDEAL FOR PROFESSIONAL COUPLE**
- **WALKING DISTANCE TO THE CITY CENTRE**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND A**
- **EPC RATING D**
-

development

- Large storage cupboard
- Intercom answering
- Central location
- Walking distance to Cabot Circus
- Regular public transport links

Home Truths:

- Applicants must earn at least two and a half times the rent as a household in order to qualify to rent this property

Property Essentials:

- o Structure Materials – Brick
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Electric
- o Broadband– (Source Ofcom) - (supply type & indication of speed) Standard, Superfast, Ultrafast
- o Mobile signal – (Source Ofcom) Very Good
- 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

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