



St Johns Road
Clifton,

£1,550 Monthly
2 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

Large two double bedroom ground floor flat with allocated off street parking parallel to Whiteladies Road, offered fully furnished with white goods and available from the 2nd August 2024.

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

The property is located just a stones' throw to The Downs, 30 second walk to Blackboy Hill and a ten-minute walk to the amenities on North View and Henleaze High Street. The property benefits from being walking distance to many amenities such as restaurants, mini markets, a gym, takeaways, pubs, independent businesses, and boutiques and much, much more. The property also benefits from regular bus links travelling into the City Centre including a direct bus taking you right outside Temple Meads Train Station and offers easy access to South Bristol via Bridge Valley Road and the Portway.

The accommodation briefly comprises: a huge open plan living space which has huge bay windows and is furnished with both living and dining furniture, a big kitchen with a fridge freezer, washing machine, dishwasher, oven and hobs included, two big double bedrooms one of which has an en-suite shower room and a master bathroom with a shower over the bath.

Ben's Highlights:

- Off street parking included
- Huge living space
- Two big double bedrooms
- One en-suite shower
- Fully furnished
- Period features

- **Furnished**
- **BAY WINDOWS**
- **CENTRAL HEATING SYSTEM**
- **CLOSE TO WHITELADIES ROAD**
- **COUNCIL TAX BAND D**
- **EASY ACCESS TO CITY CENTRE**
- **DRIVEWAY PARKING**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **EPC RATING C**

- Great location

- Parallel to Whiteladies Road
- A short walk from the Downs and Clifton Down shopping centre,
- Public transport links
- Close to amenities

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 – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Gas
- o Broadband– (Source Ofcom) Standard, Superfast & Ultrafast available
- o Mobile signal – (Source Ofcom) O2 & Vodaphone Likely
- 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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