



Victoria Square Clifton

£2,100 Monthly
2 Bedroom Maisonette

AVAILABLE NOW

**The
Letting
Game**

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Clifton

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DETAILS

An attractive and unique, two-double-bedroom maisonette situated in one of Bristol's most desired locations in Clifton. The property is offered unfurnished with white goods, comes with a large balcony, an allocated parking space, and is ready to move into from the 16th of September 2024.

Ben will be conducting the viewings, so book yours today!

The apartment is situated on the western side of the square in the heart of Clifton Village. A prime location for a number of Bristol's finest architecture, restaurants & shops.

What's it like?

The property is situated on the first floor of the building and as you enter there is a large double bedroom with built-in storage on the left. To the right there is a bathroom with walk-in shower & separate bath & further along, this leads to the most prominent room in the property, the drawing room. This is the length of the apartment & has three sets French doors that each lead into the balcony. There is also a kitchen with white goods & free-range cooker. From the entrance there is also a small set of stairs that lead you to the upper floor where you'll find another double bedroom & additional height-restricted mezzanine level that would be ideal for storage space or a home office.

Further benefits to this property includes an allocated space, gas central heating & an intercom entrance system to the building.

- **Unfurnished**
- **BALCONY**
- **SHORT WALK TO CLIFTON VILLAGE**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**
- **COUNCIL TAX BAND D**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **IDEAL FOR PROFESSIONAL COUPLE**
- **WHITE GOODS INCLUDED**

Ben's Local Highlights:

- Iconic building in one of Bristol's most sought-after locations
- Fantastic restaurants in Clifton Village
- Lovely view of the leafy square from the drawing room

Home Truths

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

Property Essentials:

- o Structure Materials – Standard
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Gas central heating
- o Broadband– Standard and Superfast only (Source Ofcom)
- o Mobile signal – Indoor coverage limited with some providers (Source Ofcom)
- o Building Safety – No issues
- o Restrictions – None
- o Rights and Easements – n/a
- o Flood risk – Surface water - very low, Rivers and the sea - Very low risk of flooding
- o Planning Permissions – None noted
- o Accessible – No

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