



Queen's Avenue
Portishead

£1,125 Monthly
2 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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Portishead

£1,125 Monthly

2 Bedroom Apartment

- **Unfurnished**
- **EPC RATING C**
- **COUNCIL TAX BAND A**
- **GOOD MOTORWAY ACCESS**
- **OVEN AND HOB ONLY**
- **IDEAL FOR PROFESSIONAL COUPLE**
- **GARDEN**
-

DETAILS

A two double bedroom ground floor apartment located in Portishead. The property is offered unfurnished and is available from the 17th of September 2024!

Tobi will be running the viewings at this property.

Portishead is a coastal town within the authority of North Somerset. The town has a long history as a fishing port and over the years the rapid expansion has seen several new, big retail outlets opening and new bars and restaurants occupying hot spots along the Marina. The community also benefits from a sports and leisure complex with a large swimming pool, also a large outdoor swimming pool, and a boating lake. Portishead offers easy access to the motorway and is just a twenty-minute commute to Bristol.

What it's like?

The apartment briefly comprises; a large living/dining room, a separate kitchen with French doors leading to the garden with an oven and hob and plumbing in place for tenants to install a washing machine and dishwasher and space for own fridge freezer to be placed, two double bedrooms with views over the gardens and lastly a three piece bathroom suite with a shower over the bath.

Tobi's Local Highlights:

- Easy access to the Motorway
- On Street Parking
- Close to amenities
- 5 minutes from the Lake Grounds
- 20 minutes from Bristol City Centre

Home Truths:

- Applicants must earn at least two and half times the

rent as a household in order to qualify to rent this property.

- No white goods included apart from the oven & hob

Property Essentials:

- o Structure Materials – Brick
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Electric
- o Broadband– Standard, Superfast and Ultrafast (Source: Ofcom)
- o Mobile signal – Limited coverage with all providers (Source: Ofcom)
- 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

In accordance with the Tenant Fees Act 2019, we may charge the following fees should the circumstances arise:

- Our re-let fees upon early termination of a tenancy (50% of the rent, deposit protection & inventory cost)
- Tenancy variation cost – £50

The logo for 'The Letting Game' features the words 'The Letting Game' in a bold, black, stylized font. 'The' is at the top, 'Letting' is in the middle, and 'Game' is at the bottom. The letters are thick and blocky, with some overlapping and a slightly irregular, hand-drawn appearance.