



**Cheltenham Road**  
**Montpelier**

£4,500 Monthly  
6 Bedroom Maisonette

**AVAILABLE NOW**

**The  
Letting  
Game**

## Cheltenham Road Montpelier

£4,500 Monthly  
6 Bedroom Maisonette

- **Furnished**
- **PLENTY OF AMENITIES NEARBY**
- **CLOSE TO GLOUCESTER ROAD**
- **CLOSE TO STOKES CROFT**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **WALKING DISTANCE TO THE CITY CENTRE**
- **NO PARKING**
- 

### DETAILS

A modern six-bedroom, two-bathroom student maisonette situated on Cheltenham Road just a stone's throw from the popular Stokes Croft, the property is offered fully furnished with white goods included and available from the 4th July 2024.

#### What's it like?

The maisonette is in a highly sought-after location in between Montpelier and Stokes Croft and is surrounded by bars, restaurants, and shops. It offers great access to the City Centre and is within a short walk of Bristol Harbour and Wapping Wharf with its many restaurants, bars, and entertainment. The property is within a short walk of Bristol University while also being on a main bus route to UWE. Bristol Temple Meads Train Station can be reached within a fifteen-minute walk.

The property has been recently renovated with new kitchen, bathrooms, carpets and décor, all replaced within the last year. This property is situated over three floors with the first floor being the stairway to the living area which include; on the second floor, a modern fitted kitchen diner with white goods including a fridge freezer, fridge, washing machine, dishwasher, oven & hob, a lounge which has two sofas and a coffee table, and two double fully furnished bedrooms; on the third floor you will find three double bedrooms all fully furnished, a good sized single bedroom and lastly two identical shower rooms.

The property also benefits from having gas central heating, being refurbished in the last few years and is situated in the heart of all the action that the City centre has to offer.

#### Highlights:

- Student property
- 6 bedrooms
- 2 shower rooms
- Set over three floors
- Recently refurbished
- Stokes Croft location
- Great location
- No parking

#### Home truths:

- Only student tenants will be considered for this property
- Students are required to provide a UK based guarantor
- The use of the loft space will not be permitted

#### Property Essentials:

- o Structure Materials – Standard brick construction
- o Electricity supply – Yes - Mains
- o Water supply – Yes - Mains
- o Sewerage – Yes - Mains
- o Heating type – Gas central heating
- o Broadband– (Source Ofcom) - Ultrafast up to 1000Mbps
- o Mobile signal – ( Source Ofcom) Likely
- o Building Safety – N/A

**The  
Letting  
Game**