



**Pembroke Road**  
**Clifton**

£1,400 Monthly  
1 Bedroom Flat / Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

## Pembroke Road

### Clifton

£1,400 Monthly

1 Bedroom Flat / Apartment

#### DETAILS

Bright one bedroom top floor apartment in Clifton, offered furnished with white goods included and available from the 12th of May 2025.

Amy will be conducting viewings, so book yours today!

What's it like?

The apartment is located on Pembroke Road, a highly sought after location just around the corner from The Durdham Downs, Whiteladies Road and local amenities. The property is a short stroll to Clifton Village, Whiteladies Road and Park Street and offers easy access to the City centre, Temple Meads and Cabot Circus. There are regular bus links nearby travelling across the city and the flat is also well located for access to The Portway and travelling to South Bristol.

The accommodation briefly comprises: an open plan kitchen/dining/living space with white goods included and wooden flooring, a double bedroom which is furnished accordingly and lastly a shower room with a shower cubicle in place, WC, basin and heated towel rail. The property also benefits from having period features, intercom answering, sash windows and residents permitted parking available upon application.

Amy's Highlights:

- Great location
  - Open plan living space
  - Furnished to a good standard
  - Ideal for a professional couple
  - Two minutes walk from the Durdham Downs
  - Intercom answering system
  - Period features
  - White goods included

- **Furnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND B**
- **ELECTRIC HEATING**
- **ALL DOUBLE BEDROOMS**
- **PERMIT PARKING**
- **FURNISHED**
- **WHITE GOODS INCLUDED**
- **EPC RATING F**

- Close to amenities
- Wooden flooring

Home Truths:

- Tenants with pets will not be considered for this property
- 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:

- Structure Materials – Brick/Stone
- Electricity supply – Mains
- Water supply – Mains
- Sewerage – Mains
- Heating type – Electric
- Broadband– (Source Ofcom) Standard and Ultrafast
- Mobile signal – ( Source Ofcom) Likely and Limited
- Building Safety – No
- Restrictions – No
- Rights and Easements – No
- Flood risk – No
- Planning Permissions – No
- Accessible – No
- Coalfield / Mining area –No
- Room measurements stated in this listing are for guidance and may not be accurate.

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