



Squires Court

Bedminster Parade

£1,200 Monthly
2 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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2 Bedroom Apartment

DETAILS

A two- double bedroom first-floor apartment in Squires Court is offered unfurnished and available from 26th February 2024!

The location of the flat is ideal for those who commute regularly to one of several major employers around the Temple Quay or Harbourside area, as well as being just a short walk from Bristol Temple Meads. The independent shops, cafes and bars of North Street and Wapping Wharf are also within walking distance.

Tobi will be running this viewings at this property!

What it's like?

The accommodation briefly comprises of; an entrance hall, two double bedrooms, one of which being a double with built in wardrobe and a Juliette balcony, and the other being a single, there is a reception room with patio doors out to a balcony, leading off the lounge there is a modern kitchen equipped with an under counter washing machine, free standing fridge freezer, integrated oven and countertop hobs.

The property also benefits from having an allocated parking space in the car park.

Tobi's Local Highlights:

- Walking distance to Bristol City Centre and the scenic Harbourside
- Regular public transport
- Walking distance to Bristol Temple Meads
- Close to Wapping Wharf
- Close to North Street

Home Truths:

- Applicants need to earn 2.5 times the rent in order to

- **Unfurnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **EPC RATING B**
- **COUNCIL TAX BAND B**
- **IDEAL FOR PROFESSIONAL COUPLE**
- **SHARERS CONSIDERED**
- **WALKING DISTANCE TO THE CITY CENTRE**
- **OFF STREET ALLOCATED PARKING**
- **BALCONY**

qualify to rent the property.

Property Essentials:

- o Structure Materials – Standard
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Electric
- o Broadband– Standard & Superfast
- o Mobile signal - Good
- o Building Safety - N/A
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No
- o Planning Permissions – No
- o Accessibility – 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
- Interest 3% above the Bank of England base rate on any rent 14 days late, or more
- Bills for the tenancy (council tax, utilities, TV licence

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