



Melrose Place
Clifton

£1,000 Monthly
1 Bedroom Flat / Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A top-floor unfurnished double bedroom apartment positioned in a prime location just off the Popular Whiteladies Road on Melrose Place. The flat is bright and modern and on the doorstep of many amenities as well as Clifton Down Train Station. The property is available NOW!

Zoe will be running the viewings on this must have property so book yours today.

What's it like?

Ideal for a single professional and located in a highly sought-after location near the bottom of Whiteladies Road, the modern flat has an open-plan kitchen/living/dining room with plenty of unit storage, bay windows offering plenty of natural light, a fridge freezer, washing machine, tumble dryer, oven and hob, a master bedroom with a built-in wardrobe and an ensuite shower room.

Zoe's local highlights

- Local businesses surround the apartment with plenty of amenities and local fresh fruit and vegetables
- Plenty of coffee shops to choose from
- Short walk to local green spaces at both Cabot Tower and the Durdham Downs.

Home truths:

To be able to rent this property applicants must earn a minimum of 2.5 times the rent.

Access to the loft is prohibited.

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

- **Unfurnished**
- **CENTRAL HEATING SYSTEM**
- **PLENTY OF AMENITIES NEARBY**
- **CLOSE TO WHITELADIES ROAD**
- **EASY ACCESS TO CITY CENTRE**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **OPEN PLAN LIVING SPACE**
- **COUNCIL TAX BAND A**
- **EPC RATING C**

(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, communication services)

We may withhold your holding deposit should the tenancy not proceed for the following reasons:

- You withdraw from the tenancy
- Failure of a Right-to-Rent check
- You provide false or mis-leading information
- You fail to sign your tenancy agreement within 15 calendar days

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