



Kensal Avenue
Victoria Park

£1,750 Monthly
3 Bedroom Terraced House

AVAILABLE NOW

**The
Letting
Game**

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3 Bedroom Terraced House

DETAILS

A three double bedroom terraced house on Kensal Avenue in Victoria Park, offered unfurnished with white goods included and available from the 4th of November 2024!

Ben will be conducting viewings at this apartment, so book yours today!

The house is in a great location parallel to St Johns Lane and offers great access to amenities and public transport links. It's also within a short walk of Victoria Park and Bristol Temple Meads train station.

What it's like?

The accommodation briefly comprises: a living room with bay windows, a separate dining room to the rear of the property, a kitchen with white goods included, two double bedrooms, a third smaller double bedroom that has previously been used as an office space, a bathroom with a clean suite and a shower over the bath and a big back garden with both a patio and grassy space.

Ben's local highlights:

- Walking distance to Victoria Park
- Easy access to amenities
- Bus links nearby

Home Truths:

- Applicants must earn at least two and half times the rent as a household in order to qualify to rent this property
- Access to the loft will not be permitted

Property Essentials:

- o Structure Materials – Brick

- Unfurnished
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- COUNCIL TAX BAND B
- EPC RATING D
- THREE PROFESSIONAL SHARERS CONSIDERED
- IDEAL FOR FAMILIES
- CLOSE TO PARKS AND GREEN SPACES NEARBY

- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Gas
- o Broadband– Standard, Superfast & Ultrafast (Source: Ofcom)
- o Mobile signal – good indoor coverage with Three, O2, & Vodafone, good outdoor coverage with all providers (Source: Ofcom)
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – Very low (Source: GOV.UK)
- 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
- 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)

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 a slightly irregular, hand-drawn appearance.