



**Balmoral Road, Bristol**  
**£695 pcm**

Room available inclusive of bills

#### - Property

This property is available for students or professionals It's offered fully furnished with white goods included.

The interior hosts a large kitchen and separate living space perfect for socialising with your housemates and friends. The kitchen comes complete with 3 fridge/freezers, oven, hob, washing machine and microwave.

There are seven good-size double bedrooms and two newly fitted shower rooms.

Further benefits include gas central heating and one off street parking space.

The rear of the property is host to a private rear garden, great for the summer months.

Call the office to arrange a viewing of this well located accommodation.

#### - Location

The St Andrews area of Bristol is well known for it's historic Victorian architecture and local green spaces. Residents take great care in ensuring it is one of the best places to live in Bristol.

St Andrews Park and Gloucester Road offer a great array of local cafe's eateries and walks within walking distance.

Transport links are also good in the area and can easily get you to to the city centre and university campuses.

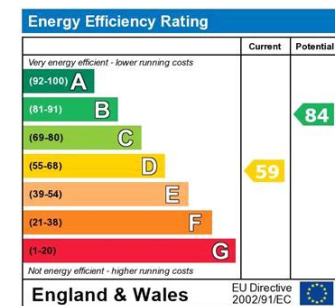
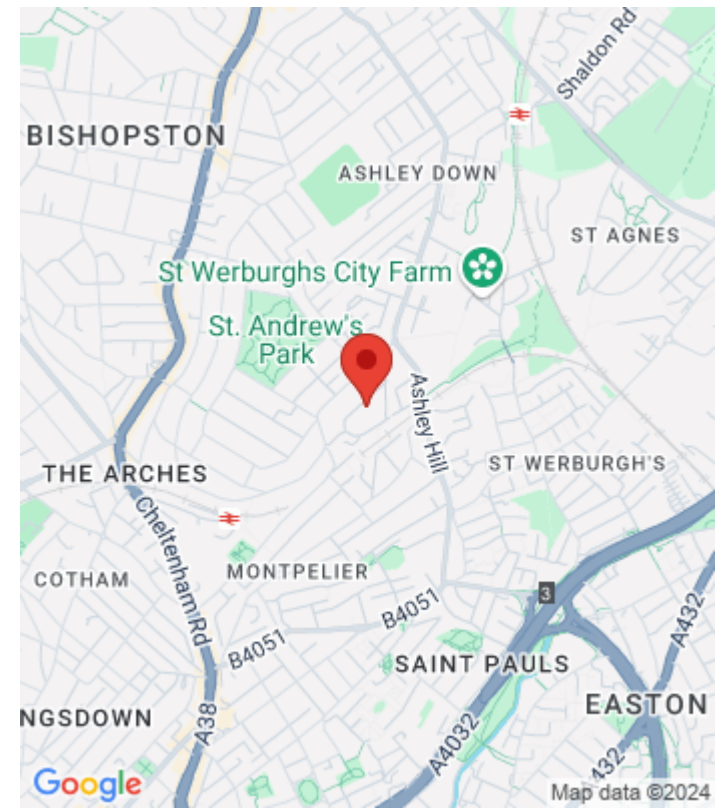
Council Tax Band: F

Deposit: £801.92

Holding Deposit: £160.38



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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