



**Garden Flat, Cotham Gardens**  
**£1,800 pcm**

AVAILABLE EARLY AUGUST | Spacious Two-Bedroom Garden Flat in Close Proximity to Whiteladies Road! Benefitting from its own private entrance, ample storage and a large private



#### Property -

Benefitting from its own private entrance, the property room, providing excellent additional storage space for a bright and spacious lounge/dining room and a fully internal doorway, creating a practical and sociable layout.

The kitchen comes fully equipped with appliances including a washing machine is conveniently out of the way in a utility room.

The main bedroom is exceptionally spacious and benefits from a wardrobe which will remain at the property. The second bedroom is a home office and also offers direct access to the garden.

Externally, the flat boasts a large private rear garden for outdoor dining and entertaining and convenient access to the street.

Offered unfurnished, aside from the mirrored wardrobe in the main bedroom.

#### Location -

Situated between Cotham and Redland, this apartment offering excellent access to local cafés, restaurants, and shops. The property can also be reached by foot in less than 30 minutes!

The area is especially popular with professionals and young professionals. Residents also benefit from nearby access to parks and green spaces for walking and running.

Council Tax Band: C (Bristol City Council)

Deposit: £2,076.92

Holding Deposit: £415.38

Garden details: Private Garden

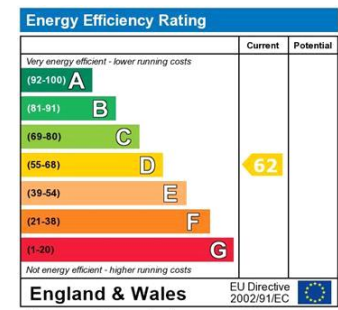
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains



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  
 Hopewell  
 Hope Chapel House, Hope Chapel Hill, Bristol BS8 4ND  
 Tel: 01179 118663 Email: longlets@hopewell.co.uk Website: hopewell.co.uk/