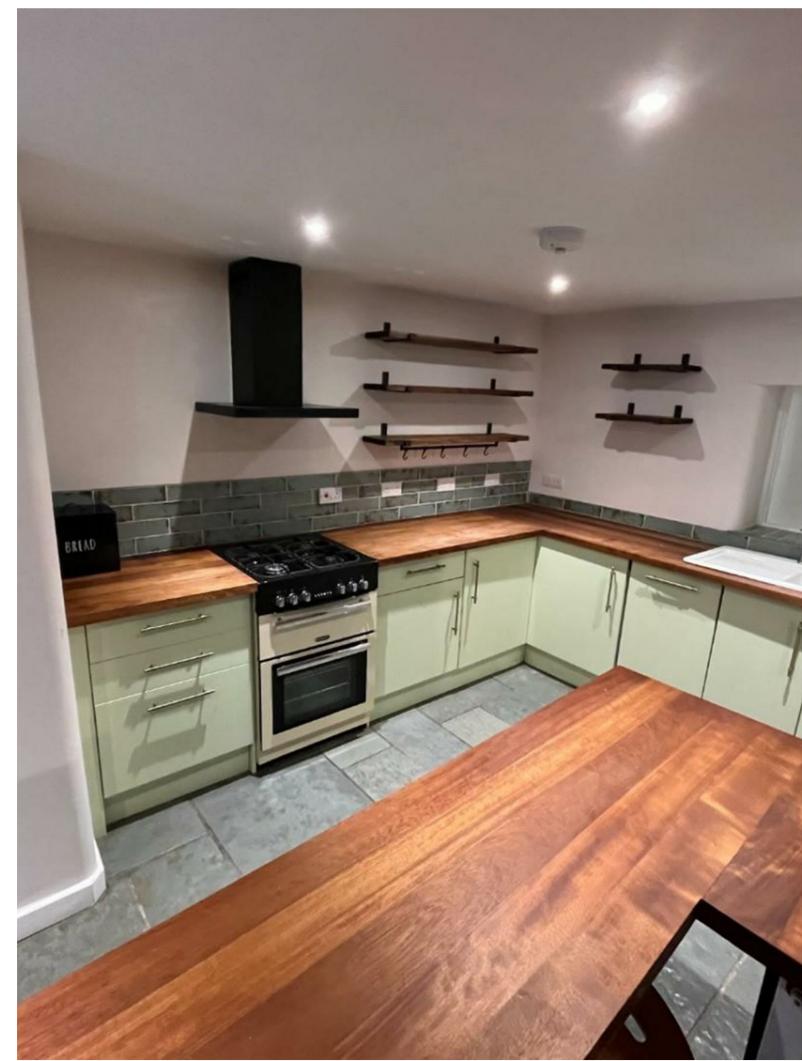


*Proud to be  
Independent &  
Family Run*

**Jeffrey Ross**  
& THE PROPERTY OUTLET



THE MALL





# THE MALL

, BS8 4JG - £1,500 PCM

2 Bedroom(s) 1 Bathroom(s) 914.94 sq ft

\* Available Now \*

Charming 2-Bedroom Flat in the Heart of Clifton Village. This delightful two-bedroom basement flat offers a peaceful retreat just moments from the area's vibrant shops, cafés, and restaurants. The property is self-contained and features a private courtyard, providing a rare sense of privacy and outdoor space in this sought-after location. Inside, the open-plan living area includes a well-fitted kitchen and plenty of room for dining and relaxing. The main bedroom is comfortable and well-proportioned, while the second bedroom offers flexibility ideal as a home office, guest room, or additional storage space. The bathroom is fitted with a shower over bath, and the home benefits from gas central heating throughout. Perfect for couple or individual looking to enjoy the character and convenience of life in Clifton Village.

Holding deposit £346.15

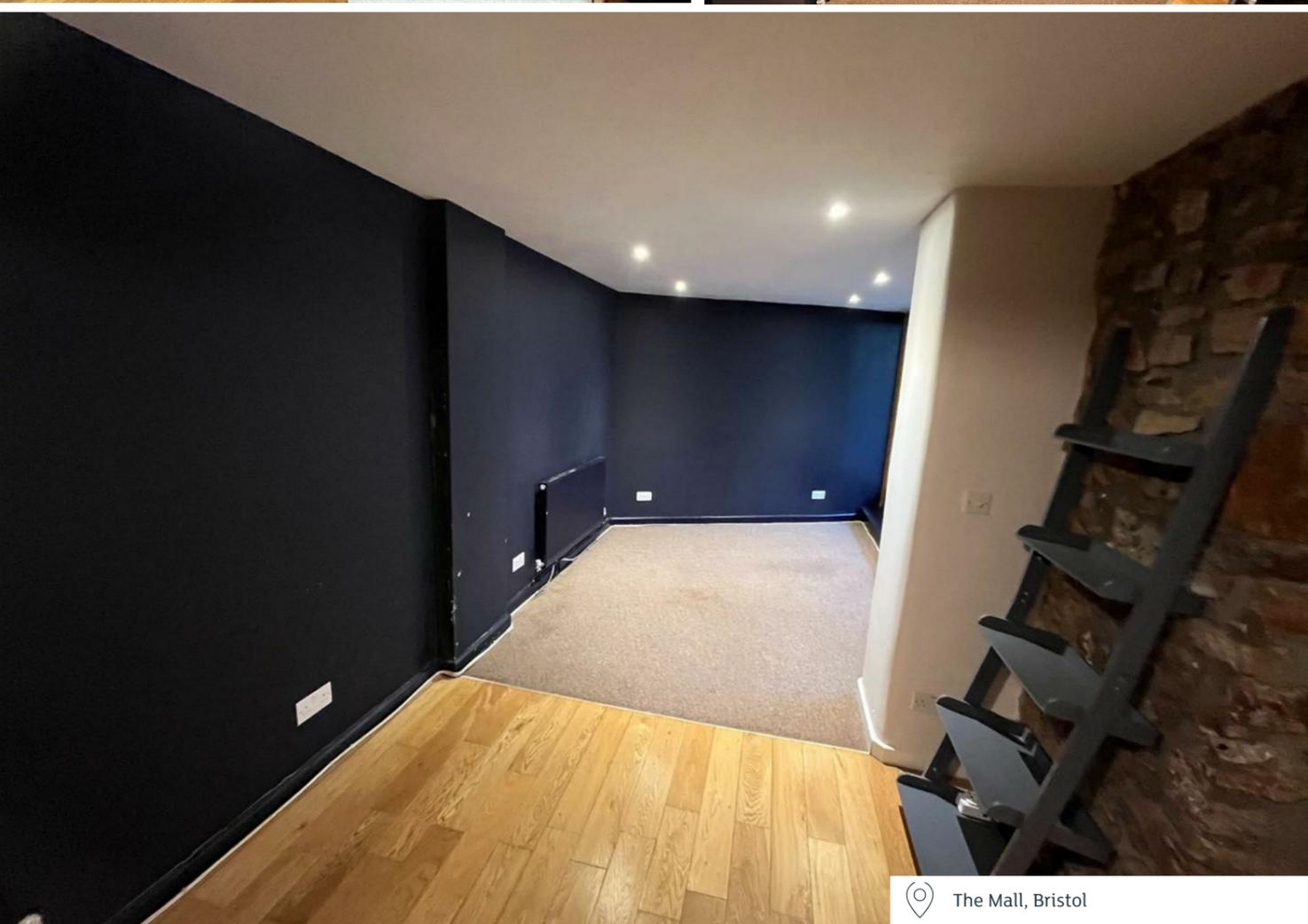
## COUNCIL TAX BAND - B

- 914.94 SQ FT
- Clifton village
- Close to shops & restaurants
- Unfurnished
- Rear courtyard
- City centre
- Well presented
- Available now
- White goods included
- Damage deposit £1846.15

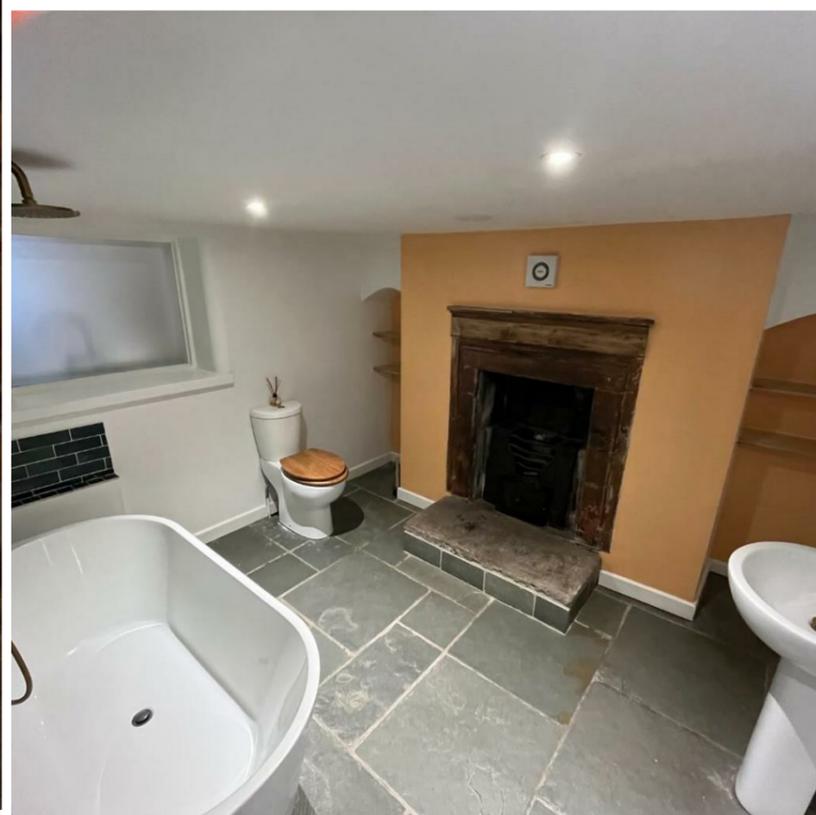
## PROPERTY SPECIALIST

Ms Ashton Jones  
a.jones@thepropertyoutlet.com  
Branch manager





The Mall, Bristol



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   | <b>79</b>   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |