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CARDIFF

VALE

CAERPHILLY

BRISTOL



Filton Grove

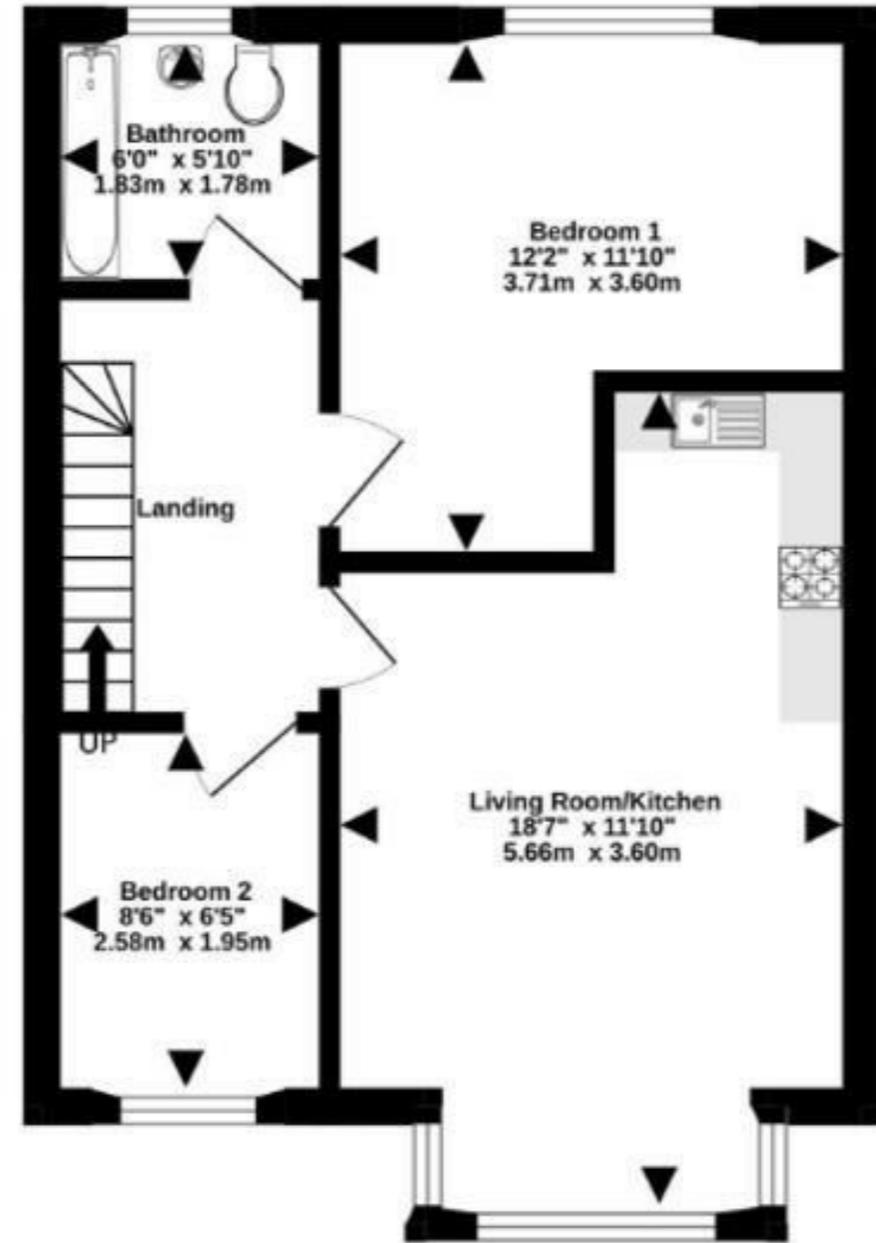
HORFIELD



Comments by Ms Ashton Jones



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



FILTON GROVE, HORFIELD, BRISTOL

TOTAL FLOOR AREA : 473sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Comments by the Homeowner





Filton Grove

Horfield, Bristol, BS7 0AL

PCM

£1,200 PCM



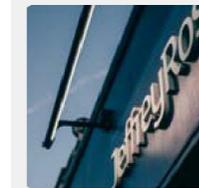
2 Bedroom(s)



1 Bathroom(s)



473.61 sq ft



Contact our
Property Outlet Branch

0117 935 4565

* AVAILABLE NOW *

WELL PRESENTED TOP FLOOR FLAT! The Property Outlet are delighted to offer this flat to the rental market. The property is located in the perfect location for access to BRISTOL CITY CENTRE, MOTORWAY LINKS, AIRBUS, SOUTHMEAD HOSPITAL, ROLLS ROYCE & MOD. The accommodation comprises ENTRANCE HALL, OPEN PLAN KITCHEN/LIVING ROOM, TWO BEDROOMS & a BATH/SHOWER ROOM & WC. Offered UNFURNISHED with WHITE GOODS that include a GAS HOB/ELECTRIC OVEN, FRIDGE/FREEZER & WASHING MACHINE. Benefits include GAS CENTRAL HEATING & DOUBLE GLAZING.

Holding deposit £276.92



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Entrance Hall

Open Plan Kitchen/Living Space 18'6" x 11'9" (5.66 x 3.60)

Bedroom One 12'2" x 11'9" (3.71 x 3.60)

Bedroom Two 8'5" x 6'4" (2.58 x 1.95)

Bath/Shower Room & W/C 6'0" x 5'10" (1.83 x 1.78)

Tenure

We are advised by our client that the apartment has a share of the freehold, this is to be confirmed by your legal advisor.

Additional Information

The property was previously rented for £1,350 pcm / £16,200 PA / 7.04% yield.

Building insurance is split 50/50 and is £150 this year.
Lease details - approx. 980 years remaining

Council Tax

Band - A

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

