

*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



BEVERLEY ROAD  
HORFIELD





#### COMMUNAL ENTRANCE/HALLWAY

Via obscured double glazed door, intercom entry system & stairs to first floor.

#### ENTRANCE

Via wood framed door & electric wall heater.

#### OPEN PLAN KITCHEN/LIVING ROOM

3.61 x 3.51 (11'10" x 11'6")

Double glazed window to rear aspect & electric wall heater. Wall & base units with worksurfaces over, stainless steel sink unit, electric oven/hob, plumbing for automatic washing machine & space for fridge/freezer.

#### KITCHEN AREA

#### LIVING ROOM

#### DOUBLE BEDROOM

3.17 2.01 (10'4" 6'7")

Double glazed window to rear aspect & wall mounted electric heater.

#### RE-FITTED SHOWER ROOM

1.84 1.76 (6'0" 5'9")

Refitted suit comprising walk in shower cubicle with electric shower over, low level w/c & wash hand basin.

#### REAR COMMUNAL GARDEN

#### TENURE

We are informed by the owner that the property is Leasehold, this is to be confirmed by your legal advisor.

#### COUNCIL TAX

Band - A

#### SERVICE CHARGES

£1,078.56 per annum - paid monthly at £89.88 per month

#### GROUND RENT

£150 per annum







## BEVERLEY ROAD

HORFIELD, BS7 0JJ - £750 PER MONTH



1 Bedroom(s)



1 Bathroom(s)



290.62 sq ft

\* AVAILABLE NOW \*

SHORT TERM LET ONLY!

FANTASTIC ONE BEDROOM FLAT! The Property Outlet are delighted to offer to the rental market this FIRST FLOOR FLAT that is in the PERFECT LOCATION FOR AIRBUS & SOUTHMEAD HOSPITAL EMPLOYEES. The accommodation comprises, ENTRANCE HALL, ONE DOUBLE BEDROOM, FITTED KITCHEN/LIVING ROOM & a BATH/SHOWER ROOM & WC. Benefits include DOUBLE GLAZING & ELECTRIC HEATING. Outside is a STORAGE FOR BIKES, OFF ROAD PARKING & a COMMUNAL GARDEN to enjoy. This well presented flat would suit a SINGLE PROFESSIONAL PERSON & is NEAR PUBLIC TRANSPORT CONNECTIONS on Gloucester Road & Filton Avenue, where there are also LOCAL AMENITIES & SHOPS. Sorry no pets.

Holding Deposit £173.07

### COUNCIL TAX BAND - A

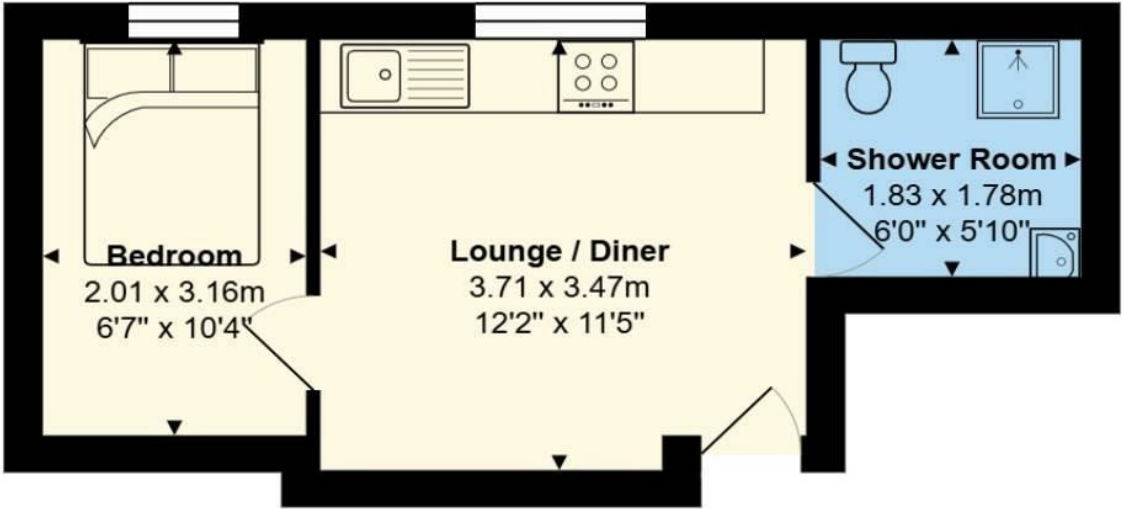
- 290.62 SQ FT
- SHORT TERM LET ONLY
- Unfurnished
- Washing Machine
- Close To Southmead Hospital
- Double Glazing
- Fridge/Freezer
- Electric Hob/Electric Oven
- Electric Heating
- Damage deposit £951.92

### PROPERTY SPECIALIST

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







4 Beverley Court, Bristol, BS7 0JJ

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	78	
(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	