



**SARAH CLARK**  
PROPERTY CONSULTANTS

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THORNDALE, BRISTOL, BS8 2HU

This one bedroom flat is available from 25th April and is nicely presented throughout. Based just off Alma Vale Road this is a quiet location but close to all the amenities of Whiteladies Road and Clifton Village and with easy access to the Triangle and transport networks.

Based on the top floor of a period property in Thorndale, the accommodation consists of a lounge/kitchen/diner with stylish kitchen which contains a range of wall and base units, electric hob and oven, fridge and washing machine. To the rear is a modern bathroom with bath with shower over, wc and basin. There is also a double bedroom. The flat has neutral decoration and laminate flooring throughout.

Residents Parking Permits can be obtained from Bristol City Council.

Rent = £1200  
Deposit = £1384  
EPC = D  
Council Tax Band = B  
12 months minimum tenancy required.



## Features

- Available 25th April 2025
- Nicely Presented Throughout
- Stylish Kitchen
- Modern Bathroom
- Great Location in Clifton
- Close to Whiteladies Road and Clifton Village





TENURE

SERVICES

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LOCAL AUTHORITY

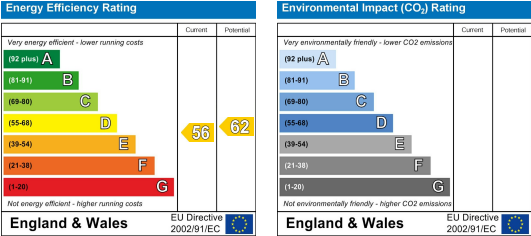
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Second Floor  
Area: 37.7 m<sup>2</sup> ... 406 ft<sup>2</sup>

Total Area: 37.7 m<sup>2</sup> ... 406 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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