



**SARAH CLARK**  
PROPERTY CONSULTANTS

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BALMORAL ROAD, BRISTOL, BS7 9AZ

Available Now. One bedroom unfurnished apartment, based on a quiet residential road in a great location close to St Andrews Park and the Gloucester Road with its array of independent shops, cafes and restaurants. Montpelier Train Station is a short walk away.

The apartment is nicely presented with neutral decoration and carpets throughout and has stunning views across Bristol. The kitchen has white goods included and contains an electric oven with gas hob, fridge, freezer and washing machine and a range of base units. There is also space for a dining room table and chairs.

Outside there is off-street parking available on a first-come first served basis and also on-street parking available. There is a sunny communal garden and storage unit.

The top floor apartment is available now and situated in a great location.

Rent = £1150  
Deposit = £1326  
Council Tax Band = B  
EPC = E  
Minimum 12 months tenancy



## Features

- Available Now
- One Bedroom Apartment
- Amazing Views
- White Goods Included
- Off-Street Parking
- Communal Gardens
- Great Location





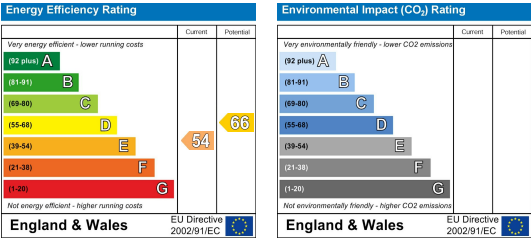
TENURE

SERVICES

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LOCAL AUTHORITY

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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.