



**SARAH CLARK**  
PROPERTY CONSULTANTS

FLAT 1, 37 |  
KINGS PARADE AVENUE, BRISTOL, BS8 2RE

Student Apartment Available 1st August 2026 | 5 Double Bedrooms | Fully Equipped Kitchen | Fully Furnished.

This bright well situated student apartment is located in the sought after area of Clifton close to the vast array of amenities on Whiteladies Road and within walking distance of the Triangle and Park Street.

The accommodation consists of Lounge to the front of the property looking out to Whiteladies Road, a fully equipped kitchen with a range of wall and base units providing storage, electric oven, fridge/freezer and washing machine.

There are four double bedrooms all with built-in wardrobes, bed and desk. Finally there is a bathroom with shower over bath and a separate wc and basin.

Rent = £3900 pcm  
Deposit = £4500  
12 month tenancy  
EPC = E



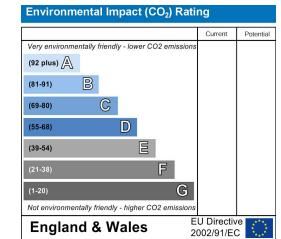
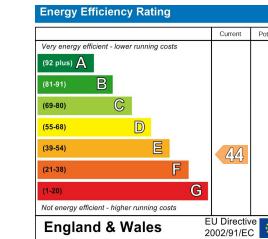


**TENURE****SERVICES**

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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.