



SARAH CLARK
PROPERTY CONSULTANTS

TFF/FLAT 4, 9 |
EASTFIELD ROAD, BRISTOL, BS6 6AA

Available middle of July . Situated in a highly desirable location close to all the shops, cafés, and amenities of Gloucester Road, this spacious and well-presented top floor flat offers modern living in a vibrant part of the city.

The property features an open plan living space incorporating a lounge, dining area, and fully equipped kitchen with electric oven and hob, and fridge/freezer. The layout creates a light and sociable space, ideal for relaxing or entertaining.

There is a comfortable double bedroom with the added benefit of a separate utility room housing a washing machine. The modern bathroom is well designed with a bath, separate shower cubicle, basin, and WC.

This apartment enjoys plenty of natural light throughout and offers an attractive combination of style and convenience in a sought-after area, with excellent access to the city centre, local amenities, and transport links.

Part Furnished
Rent = £1350
Deposit = £1557
Council Tax Band = B
EPC = E



Features

- Available July 2026
- One Bedroom Apartment
- Fully Equipped Kitchen
- Modern Bathroom
- Great Location





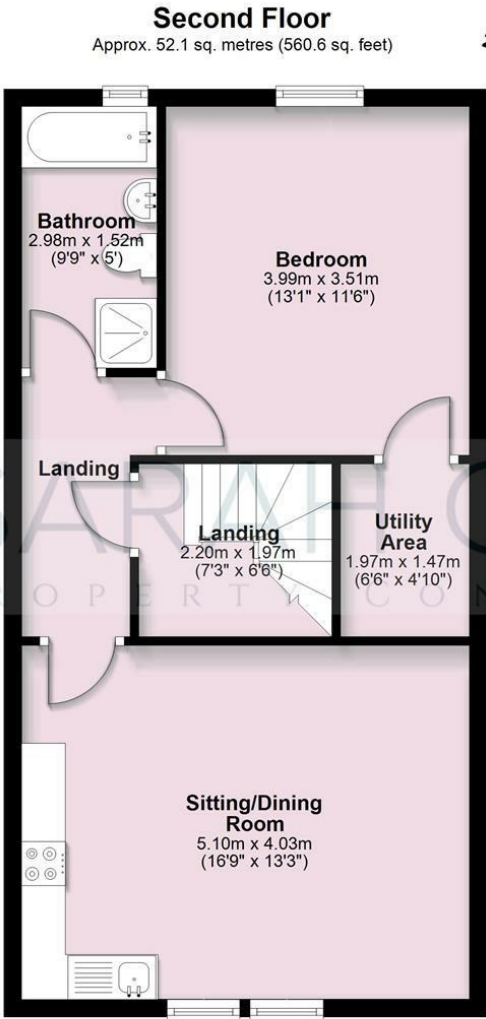
TENURE

SERVICES

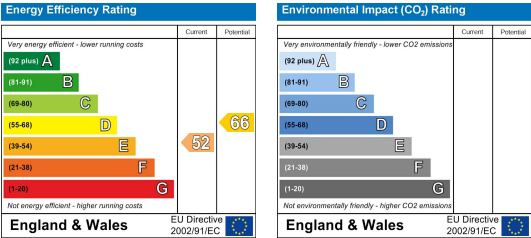
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LOCAL AUTHORITY

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Total area: approx. 52.1 sq. metres (560.6 sq. feet)



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.