



**SARAH CLARK**  
PROPERTY CONSULTANTS

312 |  
ROYAL PARADE, ELMDALE ROAD, BRISTOL, BS8 1SZ

Available 1st April 2025 | Three Double Bedrooms | Fully Furnished Flat | Two Bathrooms | Large Lounge Kitchen Dining Room | Excellent Clifton Location | Sorry No Students will be accepted by the landlord | Sorry there is no parking with this apartment.

This fully furnished apartment would suit three professionals looking to live in a Central Clifton Location. There are three good sized bedrooms which all hold double beds. The master bedroom has an en-suite shower room and built-in wardrobes and bedroom two has built-in wardrobes.

The large kitchen, lounge, dining room has windows to 3 sides, so is light and bright and a lovely living space. The kitchen has a range of wall and base units, ceramic hob, electric oven, integrated dishwasher and washing machine and a fridge freezer. The main bathroom consists of a white suite with bath with shower over, wc and basin.

Outside is a small seating area from which you can enjoy the views across the rooftops of Clifton.

This is a great apartment in a great Clifton location, close to the Whiteladies Road and Clifton Triangle.

Sorry the landlord will not accept students in this property. Also, there is no parking available with this property.

Rent = £2000 pcm  
Deposit = £2307  
Council Tax = E  
EPC = D



## Features

- Available 1st April 2025
- Three Double Bedrooms
- Open Plan Living Space
- Master with En-suite Shower Room
- Family Bathroom
- Great Clifton Location



### Lounge / Kitchen

18'11" x 23'8" (5.79 x 7.23)

### Bedroom One

19'7" x 9'10" (5.97 x 3.02)

### Bedroom Two

14'1" x 14'1" (4.31 x 4.31)

### Bedroom Three

13'1" x 10'11" (4.01 x 3.34)

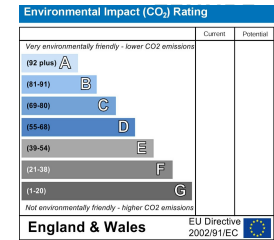
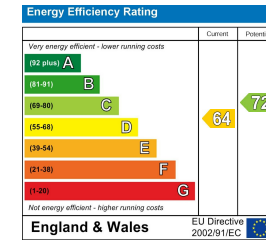
### Bathroom





Total Area: 114.5 m<sup>2</sup> ... 1232 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.  
[www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)



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.