



**SARAH CLARK**  
PROPERTY CONSULTANTS

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ARLINGTON VILLAS, BRISTOL, BS8 2ED

Available 20th May 2024 - This beautiful two double bedroom unfurnished apartment is situated in a great location for all the amenities of both Clifton Village and the Triangle.

This beautifully presented apartment is well laid out and the accommodation includes a large lounge and separate kitchen, two large double bedrooms, small study and family bathroom. There is also plenty of storage space throughout.

The spacious lounge has two windows to the front of the property, a decorative fireplace and working shutters making it a delightful living space. The large kitchen is fully equipped with rangemaster, dishwasher, fridge/freezer, a large pantry and utility cupboard housing the washing machine and tumble dryer.

The two double bedrooms are situated one to the front of the building and one to the rear, both are very good sized rooms. There is a small integral study perfect for those working from home. The family bathroom has modern suite with shower over bath, wc and basin.

Situated opposite the communal gardens of Arlington Villas and close to a wide range of amenities, apartments such as these are rare to the rental market.



## Features

- Available 20th May 2024
- Large well presented apartment
- 2 double bedrooms
- Small study
- Well equipped kitchen
- Great Location





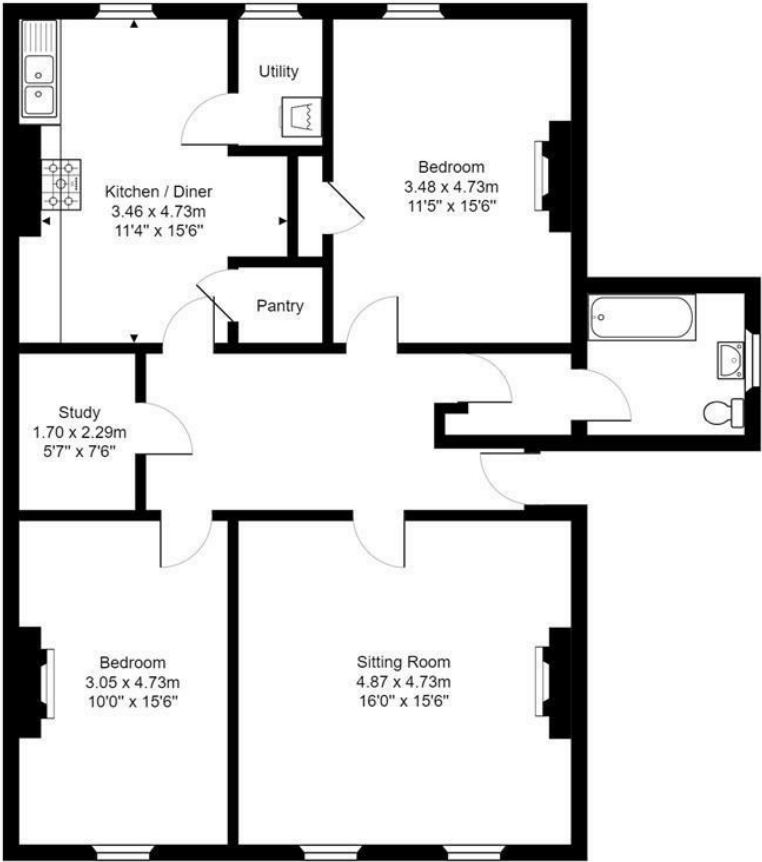
TENURE

SERVICES

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LOCAL AUTHORITY

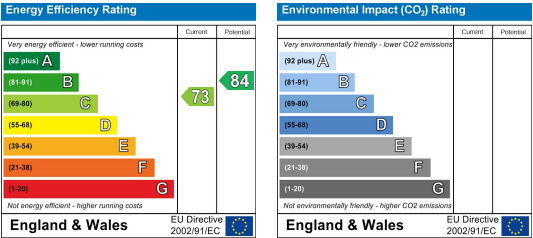
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First Floor

Total Area: 101.7 m<sup>2</sup> ... 1094 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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