



**SARAH CLARK**  
PROPERTY CONSULTANTS

GROUND FLOOR FLAT |  
5 ARLINGTON VILLAS, BRISTOL, BS8 2ED

Available 1st May 2024 - This beautiful two double bedroom unfurnished apartment is set in a great location close to all the amenities of Clifton Village and the Triangle.

This beautifully presented apartment is well laid out and has some very nice extras included, which are unusual to see in rental properties. This apartment will make a truly lovely home.

The accommodation includes a large, bright and light lounge with two sash windows facing the communal gardens of Arlington Villas.

A separate and fully-equipped kitchen which has everything required for those who like to cook including a range cooker, American style fridge/freezer, dishwasher, washing machine and Miele tumble dryer. Ample storage space is also provided in the range of wall and base units.

There are two good sized double bedrooms to the rear of the building. The master has luxury interior-designed fitted wardrobes with a sophisticated lighting system and maximised storage space. There is also a very handy en-suite wc and basin.

The family bathroom has been elegantly designed with mirrored cabinets, double sinks, bath with shower over and wc and ornate glazed window.

This apartment also has a additional store room which is a great benefit when so many apartments lack any type of storage space.

This is a sophisticated and well presented apartment, which has been thoughtfully designed to meet in a great location in Clifton.

Residents Parking Permits are available for on-street parking.

Rent = £2100  
Deposit = £2423  
EPC = D  
Council Tax = D  
Minimum 12 months Tenancy



## Features

- Available 1st May 2024
- Two Double Bedrooms
- Beautifully Presented Apartment
- Close to amenities of Clifton Village and Triangle
- Fully equipped kitchen with range cooker
- Master Bedroom with luxury fitted wardrobes





### Lounge

15'10" x 15'7" (4.85 x 4.76)

This delightful room has windows to the front overlooking the communal gardens of Arlington Villas. This room is decorated in a modern style with decorative fireplace and carpet throughout.

### Kitchen

10'0" x 15'7" (3.05 x 4.76)

This good size kitchen is fully equipped with range cooker, dishwasher, washing machine, Miele tumble dryer, American Style fridge freezer and ample storage space.

### Bedroom One

10'11" x 15'6" (3.33 x 4.74)

This is a stunning room very elegantly presented with Interior Designed wardrobes providing ample storage space for anyone who loves their clothes. The bedroom also benefits from an en-suite loo and basin. Fully carpeted with windows to rear aspect.

### Bedroom Two

11'5" x 15'6" (3.50 x 4.74)

This large double bedroom has modern decoration and carpet and window to rear aspect.

### Dining Hall

14'9" x 7'6" (4.52 x 2.30)

This large hallway lends itself to giving additional space to be used as a Dining Room.

### Bathroom

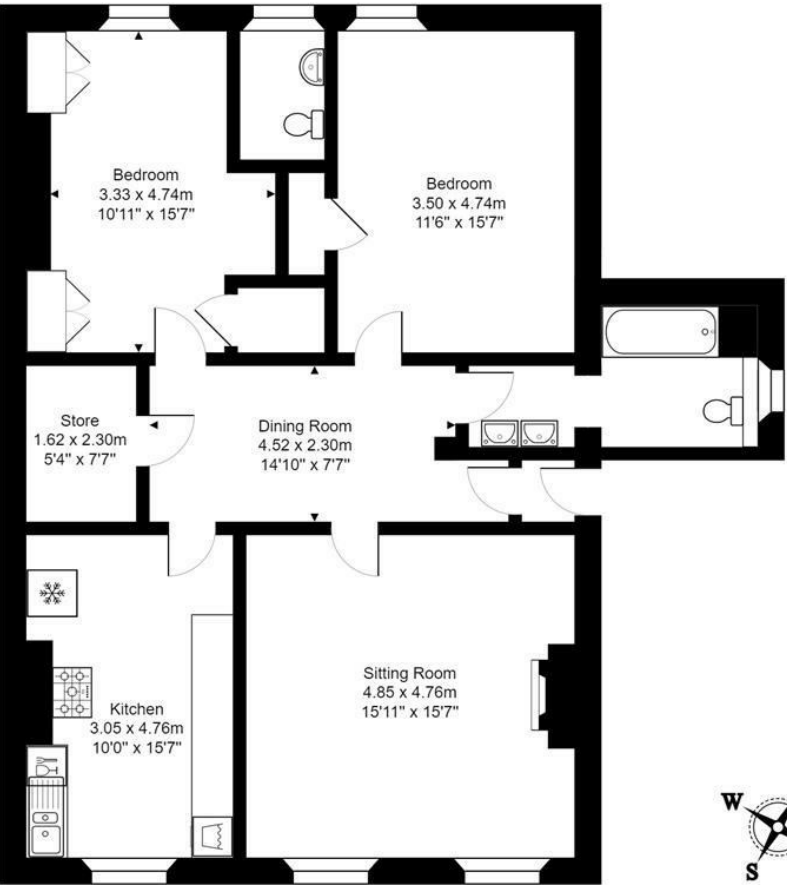
Elegantly designed to make the best use of space, as you enter the bathroom there are double basins and mirrored cabinets. Leading on to a bath with shower over, wc and frosted window to side aspect.

### Store Room

5'3" x 7'6" (1.62 x 2.30)

This is a great additional storage space as so many apartments lack any type of storage.





Total Area: 104.5 m<sup>2</sup> ... 1125 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(49-60) <b>C</b>			
(35-48) <b>D</b>			
(19-34) <b>E</b>			
(1-33) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.