



# Bristol SU Lettings



Flat 11, Queens Gate 44a Queens Road, Bristol, BS8 1FG  
£1,665 PCM



**BILLS INCLUDED\*\*\***Bristol SU Lettings are pleased to offer a studio apartment in a small development located on the triangle on Queens Road, just minutes away from Bristol University and the bars and restaurants of Clifton, allowing for a truly immersive student experience in the city of Bristol. The Studios are decorated and furnished to the highest standard with all high spec. The rent is paid **QUARTERLY** and will include all utility bills, and super fast Wi-Fi will be provided. The students will also have access to a shared space in the communal landing area before you enter the property where they can socialise with other tenants. The property also benefits from a bike store located on the first floor and recycling facilities. Available from 2nd September 2025 for 12-month tenancy.

N.B Photos are marketing picture and may not be this exact studio but very similar.

- **\*Studio\*** - Boutique Living on The Triangle
- Bespoke furnishing
- Super-fast wifi
- 2 minutes from UOB
- Rent **INCLUDES ALL BILLS & IS PAID QUARTERLY**
- Available 2nd September 2025 for 12 months

