



# Bristol SU Lettings



## 2 Royal York Villas, Bristol, BS8 4JR

£5,950



Available 1st July. We are pleased to offer this large 8-bed Student property for rent in the heart of Clifton village with excellent transport links and great amenities right on your doorstep! The house consists of 8 double bedrooms, a large open-plan lounge / kitchen and 3 bathrooms, spread generously over 3 floors.

- First floor consists of spacious Lounge / Kitchen which was newly fitted in July 2023 - Second floor consists of 4 bedrooms, 1 bathroom with shower enclosure, sink and toilet, 1 shower room and 1 separate toilet room. - Top floor consists of another 4 double bedrooms.

- Clifton village
- a large open-plan lounge / kitchen
- Gas Central heating throughout
- Paid quarterly in advance - 1st June, 1st Oct, 1st Jan, 1st April
- smaller groups may also apply
- 8 double bedrooms
- Available to rent 1st July 2025- 30th July 2026
- Bills not included
- \*\*\*Furniture supplied may differ from what is shown in the photographs or what is seen at the viewing\*\*\*

