



# Bristol SU Lettings



## Basement Flat, 10 Eaton Crescent, Bristol, BS8 2EJ £825



Room Let - Situated in one of Bristol's most sought-after locations, this well-presented two-bedroom basement flat. Offering a period charm situation on a quiet residential crescent, the flat benefits from its own private rear entrance, peaceful yet highly central location, and a large shared garden. The property comprises of two generously sized bedrooms (only the bedroom for let is shown in pictures), a bright and airy living space, One central shared bathroom, a fitted kitchen with integrated appliances, a stylish bathroom, and a home office. High ceilings and large north and south facing windows allow for plenty of natural light. Permit parking is available on-street, and Clifton Village's vibrant cafes, shops, and green spaces are a short 6 minute walk away. This room is suitable for professionals, university staff, mature students, and PhD students. Available from 6th June

- Suitable for professionals, university staff, mature students, and PhD students.
- Sharing with male resident Landlord
- Bills excluded
- There's a friendly house cat that is resident at the property.
- Permit parking available
- Available 6th June

