



# Bristol SU Lettings



Flat 3, Queens Gate 44a Queens Road, Bristol, BS8 1FG  
£895 PCM



**\*\*\*INDIVIDUAL ROOMS AVAILABLE\*\*\* STUNNING 7 BED BOUTIQUE APARTMENT \*\* BILLS INCLUDED IN RENT\*\*** – Discover luxury living with this exquisite 7-bed flat located in the prime spot on the Triangle. Professionally interior designed, this boutique residence offers elegance and style. 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 flat is decorated and furnished to the highest standard with all high spec appliances supplied in the kitchens and bathrooms. You also have access to a shared space in the communal landing area before you enter the property where you can socialise with other tenants. The property also benefits from a bike store located on the first floor and recycling facilities, Available from 12th July 2025 until 11th July 2026.

The rent is paid QUARTERLY and will include all utility bills and super fast Wi-Fi will be provided.

- **INDIVIDUAL ROOMS AVAILABLE\*\*\* STUNNING ■ \*\* BILLS INCLUDED IN RENT 7 BED BOUTIQUE APARTMENT**
- 2 minutes from UoB
- Bespoke furnishing
- Available from 12th July 2025 until 11th July 2026
- On Clifton Triangle
- Super-fast WIFI

