



**£2,325 PCM** Ashley Down Road | Ashley Down | Bristol | BS7 9JZ

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**Kendall Harper**

**STUDENT LET** - This spacious three double bedroom split level apartment is situated in a great location close to the ever popular Gloucester Road and St Andrews Park.

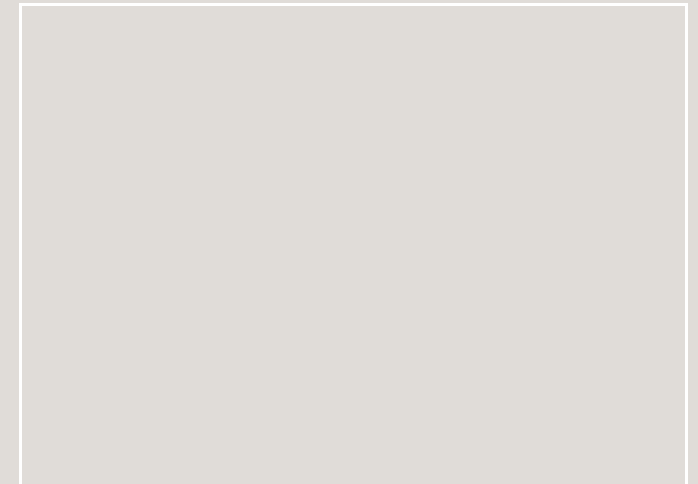
The accommodation briefly comprises an entrance up to the first floor, a spacious sitting room with built in storage, a double bedroom, a fully fitted kitchen with appliances and a fully tiled bathroom to the first floor.

On the second floor there are two further double bedrooms.

The property also benefits from gas central heating and double glazing.

Available on 7th August 2026 for the 2026/2027 academic year and suitable for both UWE and UOB students. Viewings are highly recommended!





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 76                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 61      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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