

THE
PROPERTY
OUTLET

Bristol's home for Stylish Sales & Lettings






MARLBOROUGH DRIVE
FRENCHAY





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FRENCHAY, BS16 1PN - £1,350 PCM

 3 Bedroom(s)  1 Bathroom(s)  807.29 sq ft

*AVAILABLE 13.08.2025 *

FANTASTIC PURPOSE BUILT, UNFURNISHED THREE DOUBLE BEDROOM FLAT! The Property Outlet are keen to offer this FIRST FLOOR APARTMENT in a WELL MAINTAINED BLOCK to the rental market. The accommodation comprises COMMUNAL ENTRANCE, HALLWAY, LIVING/DINING ROOM, REFITTED KITCHEN, THREE BEDROOMS, REFITTED SHOWER ROOM & W/C. WHITE GOODS INCLUDE a WASHING MACHINE, ELECTRIC HOB/OVEN & a FRIDGE/FREEZER. Benefits include DOUBLE GLAZING throughout and ELECTRIC UNDER FLOOR HEATING, while outside there are COMMUNAL GARDENS. Situated in a PERFECT LOCATION FOR LOCAL EMPLOYEES OF AIRBUS, ROLLS ROYCE & THE MOD. There are also LOCAL TRANSPORT LINKS CLOSE BY. The Property Outlet feel this property would ideally suit a couple or two sharers.

Holding Deposit £311.53

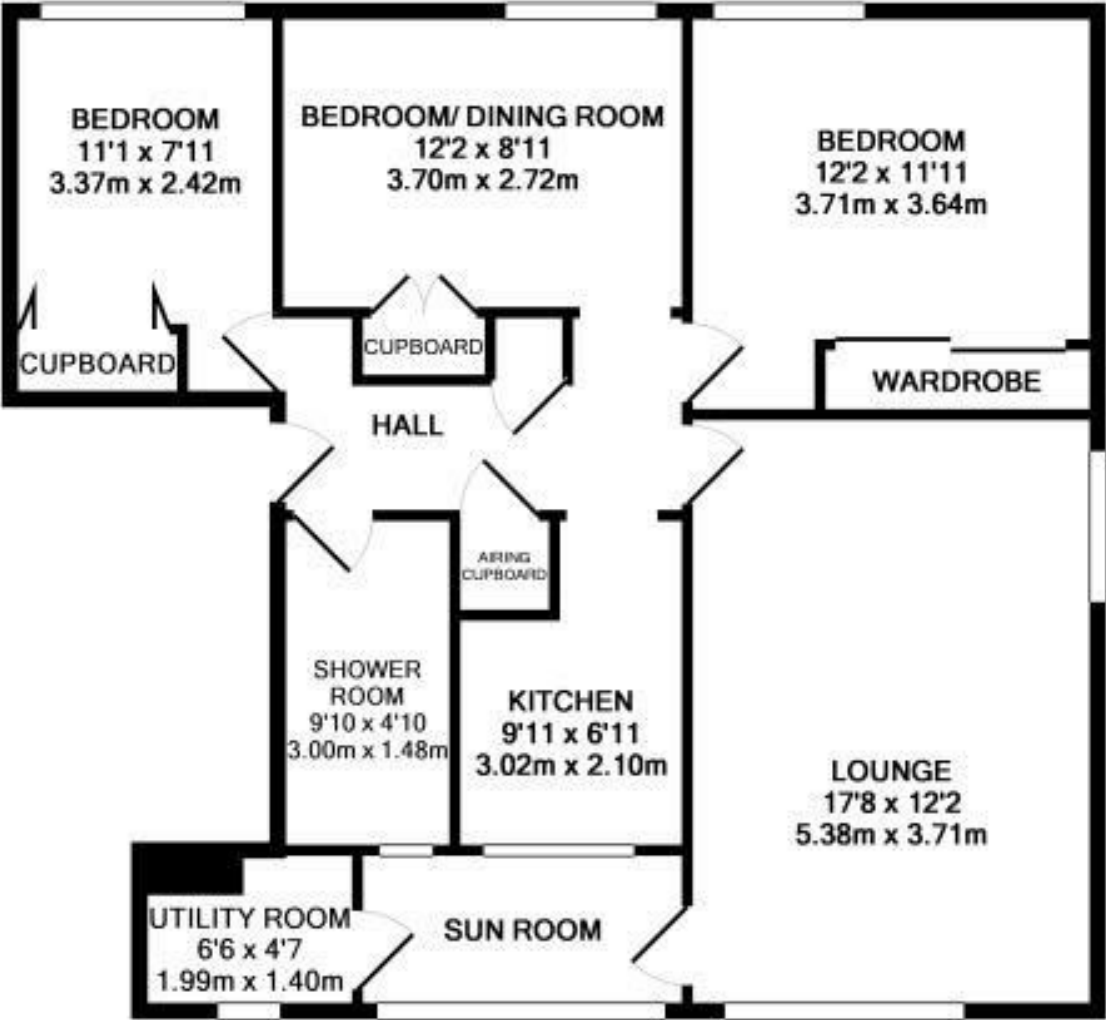
COUNCIL TAX BAND - C

- Three Bedrooms
- First Floor Apartment
- Electric Hob/Oven
- Washing Machine
- Unfurnished
- Fridge/Freezer
- Suit a Couple
- Suit Two Sharers
- Under Floor Heating
- Very Well Presented

PROPERTY SPECIALIST

Mr Carl Mortimore
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Branch manager





TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 