

Ground Floor Flat 2, Richmond Heights, 1-2 Richmond Hill, Bristol, BS8 1BL

£1,495 Per Calendar Month

marktempler

RESIDENTIAL LETTINGS







 <b>PROPERTY TYPE</b> Ground Floor Apartment	 <b>LOCATION</b> Richmond Hill
 <b>BEDROOMS</b> 2	 <b>RECEPTION ROOMS</b> 1
 <b>BATHROOMS</b> 2	 <b>WARMTH</b> Electric heating
 <b>PARKING</b> Allocated parking space available by separate agreement at an additional cost of £175 PCM	 <b>OUTSIDE SPACE</b> Private courtyard garden
 <b>EPC RATING</b> D	 <b>COUNCIL TAX BAND</b> E

- Quality ground floor purpose-built apartment
- Two double bedroom accommodation
- Holding deposit - £345.00
- Security deposit - £1,725.00
- Tenancy term - from 12 months
- EPC Rating - D
- Council tax band - E

## What will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

1. Holding deposit, equivalent to 1 week's rent. This will reserve the property.

Once references are complete, you will be asked to pay:

2. First month's rent
3. Security deposit, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.



### Utilities

Mains water and drainage, mains electric supply, electric heating. This information has been provided by the Landlord and is correct to the best of our knowledge.

### Broadband

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.

### Mobile phone coverage / signal

There is limited to likely coverage indoors depending on the provider and likely coverage outdoors with a range of providers. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.



There is a service charge of £50 per calendar month for the water and sewerage rates

Secure bike store area by the entrance of the building

Open plan living space with kitchen area that includes appliances

Modern bathroom and en suite shower room to the main bedroom

### Available From

This property is available to move into from approximately 23<sup>rd</sup> January 2026 There is a service charge of £50 per calendar month for the water and sewerage rates



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