





SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

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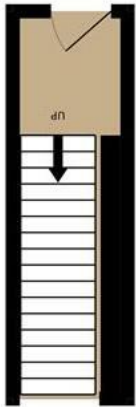
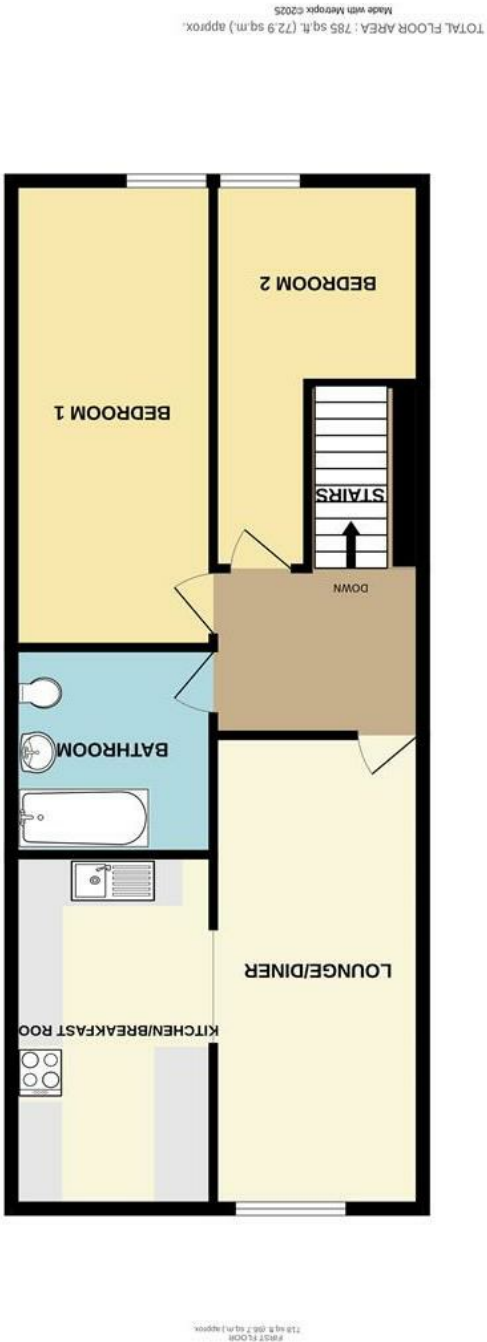
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**The Important Bit!**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





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13a Victoria Park, Fishponds, Bristol, BS16 2HJ

£1,150 PCM





Council Tax Band: A | Property Tenure:

NEWLY RENOVATED MODERN 2 BEDROOM APARTMENT ! LOCATED IN THE EVER POPULAR FISHPONDS AREA!!  
This property offers easy access to the city centre and is close to a variety of shops, restaurants & bars. In addition, Fishponds park is just a stones throw away. The accommodation comprises; entrance hallway leading to first floor landing, straight into a spacious 19ft lounge / diner which opens onto a modern kitchen/breakfast area, two double bedrooms, and a large modern bathroom with shower over the bath. The property benefits from fully double glazed uPVC windows, gas central heating and low council tax band A. Offered Unfurnished. Available NOW!!  
Not suitable for students, sharers or pets!!

Council Tax Band A  
Holding Deposit 1 week : £265.38  
Dilapidations Deposit 5 weeks : £1326.90

AWARD WINNING LETTING AGENT.



- Hallway**  
8'8 x 6'11 (2.64m x 2.11m)
- Reception Room**  
19'7 x 8'6 (5.97m x 2.59m)
- Kitchen / Breakfast Room**  
14'8 x 8'4 (4.47m x 2.54m)  
Includes freestanding cooker
- Bathroom**  
8'6 x 8'0 (2.59m x 2.44m)  
3 piece bathroom suit with shower over the bath
- Bedroom One**  
19'4 x 8'11 (5.89m x 2.72m)
- Bedroom Two**  
16'0 x 8'5 max (4.88m x 2.57m max)
- Stairs**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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