



# Bristol SU Lettings



## Lower Maisonette, 7 Sunderland Place, Bristol, BS8 1NA £3,625 PCM



Bristol SU Lettings is delighted to present this 5-bedroom student flat in a prime location just behind the Victoria Rooms. Perfectly positioned for University of Bristol students, this well-located property offers five bedrooms, two bathrooms, a fully fitted kitchen, and a comfortable living room — providing plenty of space for both studying and socialising. To the rear, the flat benefits from a private patio garden, ideal for BBQs, relaxing outdoors, and spending time with housemates and friends. The property is scheduled to undergo renovation this summer, including full redecoration, new carpets throughout, new furnishings, and selected bathroom upgrades. The tenancy begins on 12th September (with some flexibility for an earlier start if required). Early viewing is highly recommended to secure this fantastic student home in one of Bristol's most sought-after locations.

- 5 Bed Student Flat
- Located behind Vic Rooms
- Gas Central heating
- Council tax band D
- Available 12th September
- Due for renovation over the Summer
- 2 Bathrooms
- Within Residents Parking Zone
- Private Patio Garden

