



Flat 2, 62A Queens Road, Bristol





# A well presented and spacious second floor flat in the heart of Bristol, with two double bedrooms and large open-plan living space.

Flat 2 62A Queens Road,  
Bristol, BS8 1RE      PCM  
£1,500 PCM

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An impressively spacious two bedroom second floor apartment, set in a fantastic central location with a modern finish throughout.

At the front of the building is the spacious open-plan living/kitchen/dining room, with three large windows overlooking Queens Road filling the apartment with natural light to create a bright and welcoming space. The kitchen has a good range of wall and floor mounted units with integrated oven, hob and extractor hood, while benefitting from additional white goods including the freestanding fridge/freezer and washing machine.

The two bedrooms are double sized with a large window to the rear of the principal bedroom, while the second smaller bedroom uses 'borrowed light' windows.

The apartment is served by a large family bathroom off the hallway, coming with a full white suite and heated towel rail. Additional built-in storage can also be found in the hallway.

## Features

- Well presented second floor flat
- Spacious & light accommodation
- Two double bedrooms
- Local shops & restaurants
- 5 minute walk to Brandon Hill park
- In a Grade II Listed building
- Large open-plan kitchen/living room
- In the heart of Clifton
- Close to the University and Hospitals
- 15 minute walk to Clifton Down train station

## Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

## EPC Rating

D (57)

## Outgoings

Council Tax: Bristol £2,296.79  
(2025/26) Band C

## Size

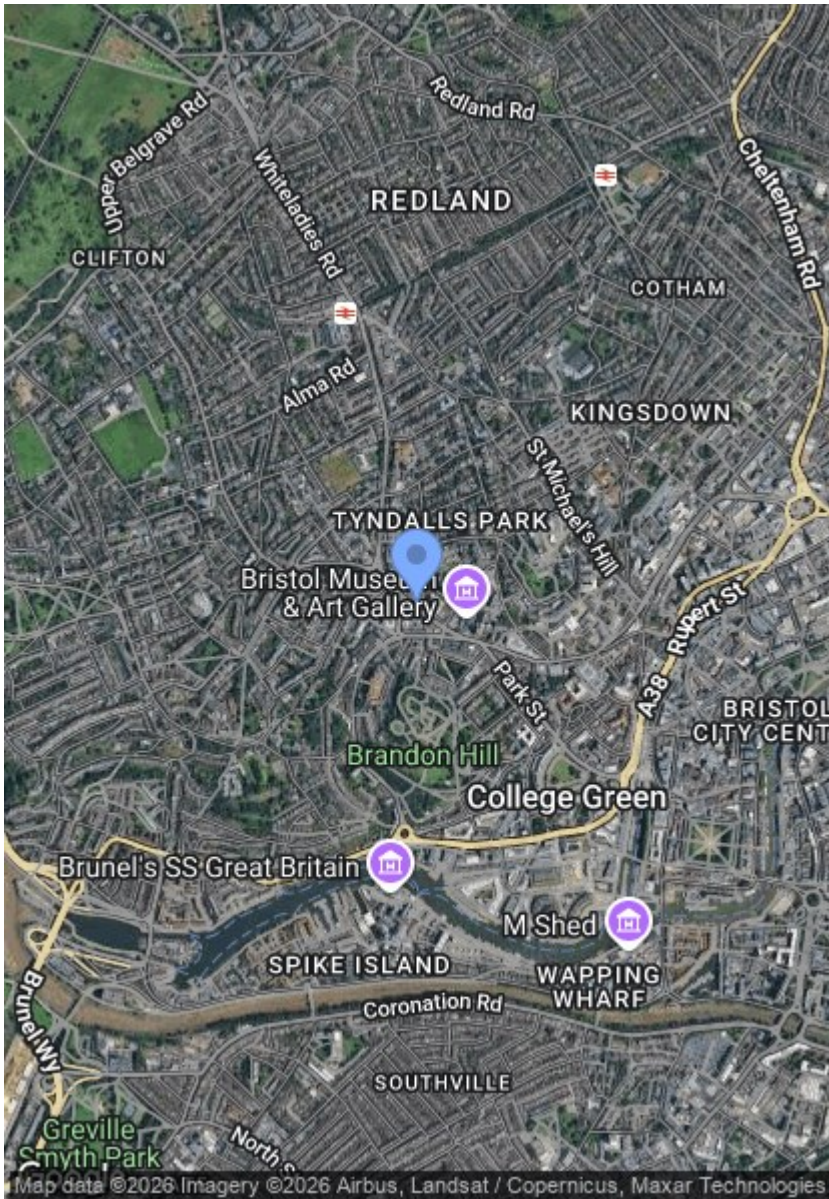
920.00 sq ft

## Location

Queens Road is a popular commercial street in the heart of Clifton, a Georgian suburb of Bristol, and it is particularly convenient for the University of Bristol, Bristol Royal Infirmary and several other hospitals. The area boasts a wide variety of retail facilities including high street brands, upscale boutiques and quirky indie shops, as well as excellent entertainment and hospitality amenities including numerous bars, cafes and restaurants. The popular Clifton Down, the Bristol Zoo Gardens and Brunel's landmark Clifton Suspension Bridge straddling the Avon Gorge, are all close by.







Total area: approx. 85.5 sq. metres (920.6 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.  
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