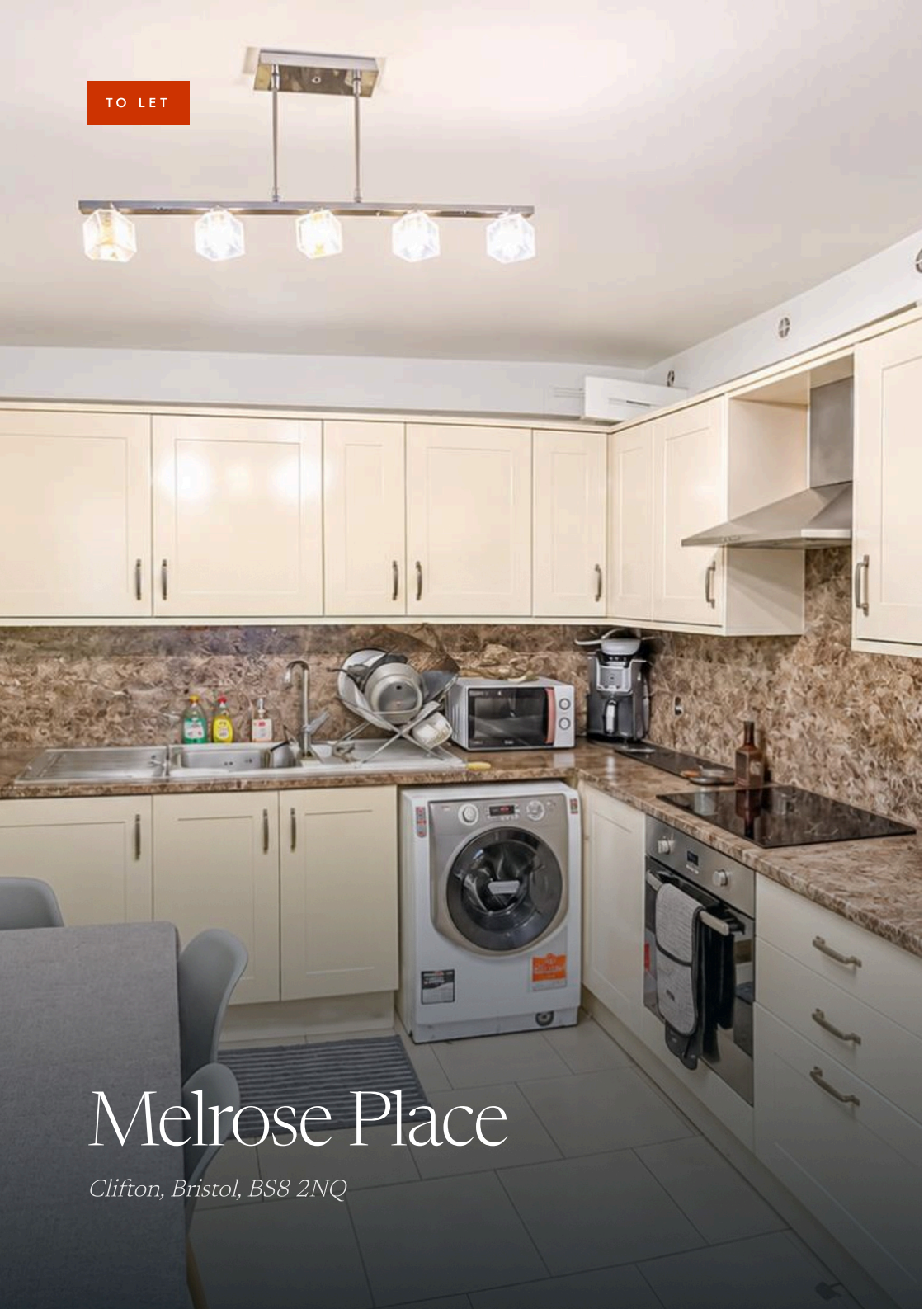


TO LET

# Melrose Place

*Clifton, Bristol, BS8 2NQ*

CLIFTON, BRISTOL

# Melrose Place

*Clifton, Bristol, BS8 2NQ*

MONTHLY RENT

## £850

1 BEDROOM

2 BATHROOMS

1 RECEPTION

1,206 SQ FT

| | |
|---|---|
| 1205.57 SQ FT OF THE WHOLE PROPERTY | DOUBLE BEDROOM |
| CLOSE TO WHITELADIES ROAD | FURNISHED |
| BASEMENT FLAT | BILLS INCLUDED |
| DAMAGE DEPOSIT £963.46 | |

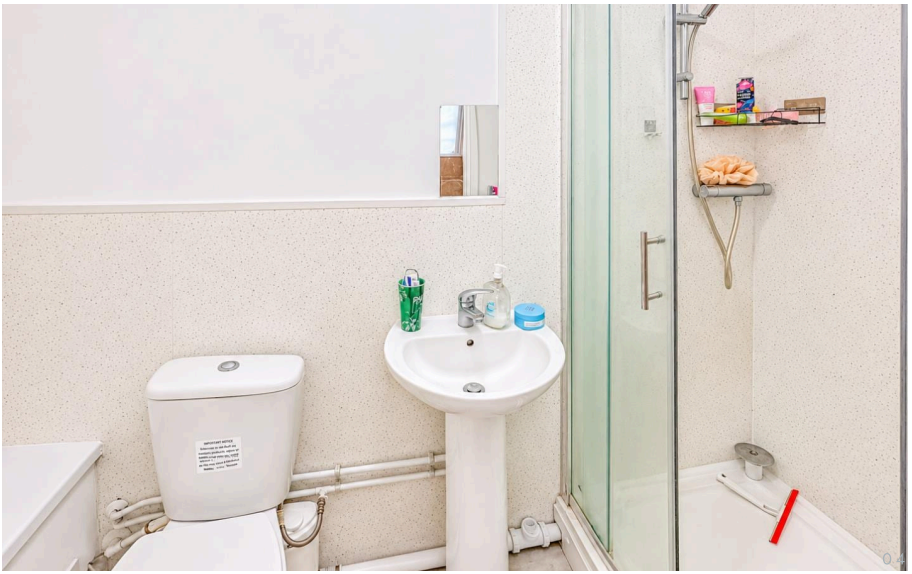


## THE PROPERTY

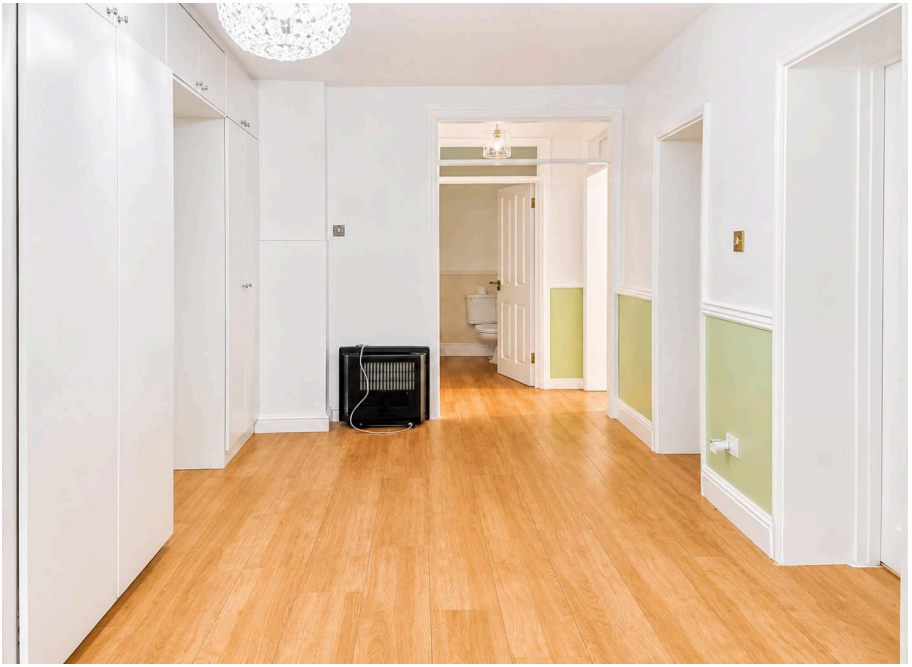
* AVAILABLE 02.01.2027 * Double room with all bills included walking distance to Whiteladies road! Jeffrey Ross are delighted to offer to the rental market rooms in this basement flat which is accessed via its own front door on Melrose Avenue.

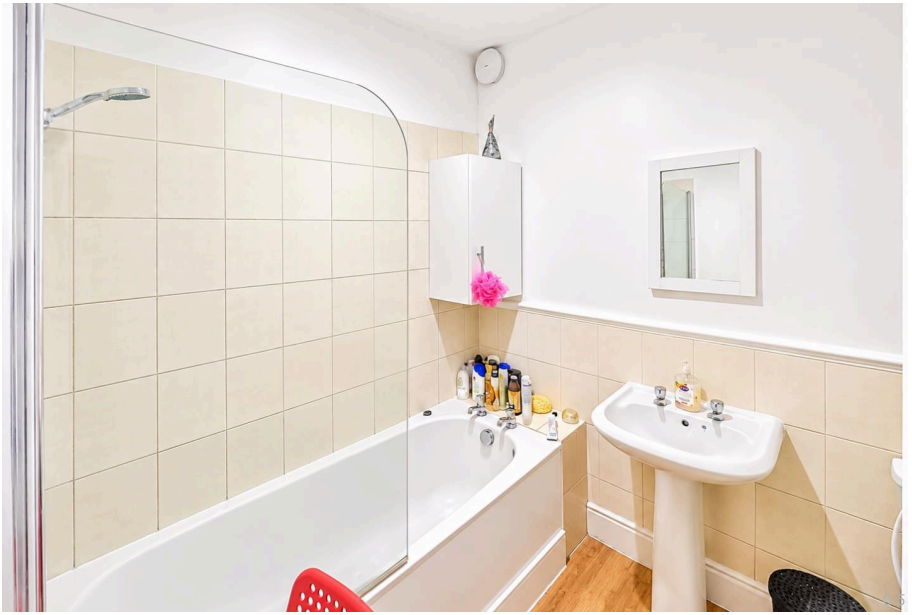
This double bedroom room is available. The accommodation comprises of three other bedrooms, a shared bath shower room & W/C and a kitchen/dining room. Benefits include one off road parking space which is on a first come first serve basis, all bills included in the rental price along with gas central heating and is located just off whiteladies road where there are plenty of shops, bars and local amenities including bus routes through the city centre.

Holding deposit £196.15



INSIDE





## ACCOMMODATION

| | |
|---|---|
| PROPERTY TYPE | ROOM TO RENT |
| INTERNAL AREA | 1,206 SQ FT |
| FURNISHED | FURNISHED |
| AVAILABLE FROM | 2 JANUARY 2027 |
| COUNCIL TAX | BAND C |
| EPC RATING | 70 · POTENTIAL 80 |

Not to scale. Measurements are approximate and for illustration only.




## Ashton Jones

SALES & LETTINGS BRANCH MANAGER

SOUTH BRISTOL BRANCH

0117 935 4565

177–179 NORTH STREET, SOUTHVILLE, BRISTOL, BS3 1JQ


jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL


These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 177–179 North Street, Southville, Bristol, BS3 1JQ. 0117 935 4565. The Property Ombudsman, membership D03828. jeffreyross.co.uk