

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ellis Avenue

Bristol, BS13 7LD

£925 Per Month



Hunters Estate Agents are pleased to bring to the rental market this well presented studio apartment situated in the popular Bedminster Down area of Bristol. Internally it features a large open plan living area, and shower room. The kitchen is equipped with an integrated oven & hob, and washer/ dryer. Furthermore the apartment benefits from gas central heating, double glazing and off street parking for one vehicle. Available mid October

Income Requirements: £29,250  
Single professionals



**LIVING ROOM 14'1" x 14'4" (4.28 x 4.37)**  
Access to the property through the front door into the living room. Two double glazed velux windows. Intercom system. Access to the shower room and kitchen. Storage cupboard.

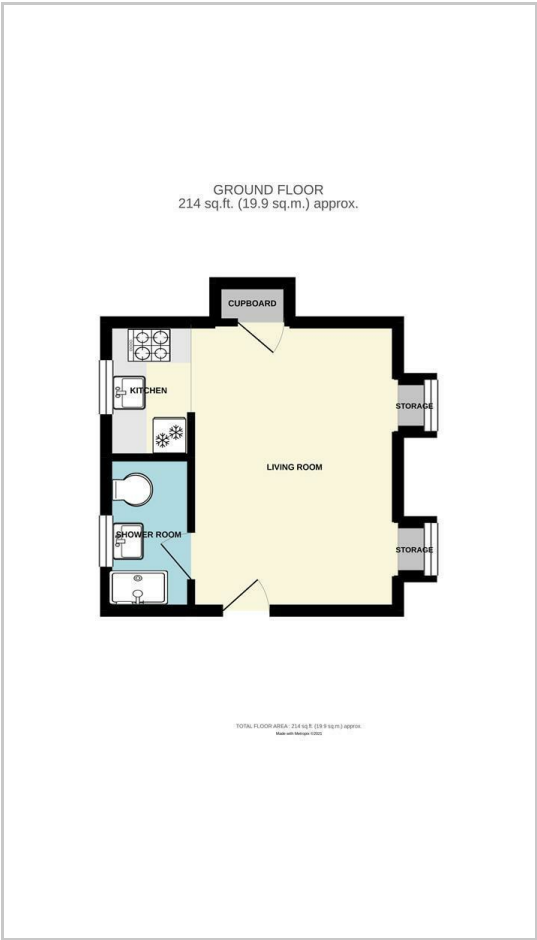
**KITCHEN 6'10" x 6'5" (2.08 x 1.96)**  
Leading from the living room into the kitchen. Double glazed velux window. The kitchen consists of a stainless steel sink, built in cooker and integrated fridge/freezer.

**SHOWER ROOM 6'10" x 6'1" (2.08 x 1.86)**  
Leading from the living room into the shower room. Double glazed velux window. The shower room consists of a W/C, wash basin and walk in shower unit.

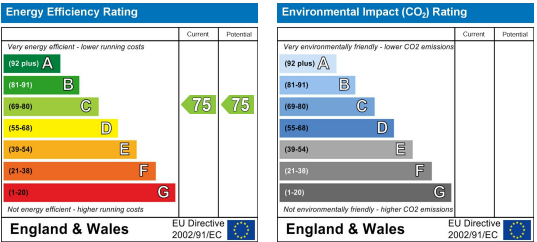
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.