

**4 St Pauls Rd
Clifton
Bristol
BS8 1LT**

Breakdown of costs for 1 bedroom flat:

Bills included in monthly rent charge: Heating
Hot Water
Cleaning of communal areas

Bills not included in monthly rental charge: Electricity
Telephone
Internet

The flat has telephone and electrical connection already up and running. On taking over the rental of this flat, the new tenant simply needs to contact the existing suppliers and they can transfer the bills into their own name.

Security:

The flat has an electronic entry system that uses a credit card sized key similar to ones used in modern hotels. This opens the main front door and the private entrance to the flat as well. No other card of any other tenant of the building can open the private entrance to this flat.

Included equipment & Room sizes:

The kitchen has the following equipment: Microwave oven, Electric oven & grill, fridge, freezer, washing machine & tumble dryer, toaster, kettle

The living/dining area has: Leather sofa, TV point, Dining table & chairs, Coffee table

The Bedroom/Study has: Double bed, Wardrobe, Chest of drawers, Desk, Swivel chair, Book storage, Noticeboard.

The Bathroom contains: Bath, Shower, Basin, Toilet, Storage Cabinet.

Total Floor Area: 34 square metres