



# Bristol SU Lettings



Flat 10, Queens Gate 44a Queens Road, Bristol, BS8 1FG  
£1,500 PCM



Bristol SU Lettings are excited to offer a modern studio in this student development located on the triangle on Queens Road, just minutes away from Bristol University and the bars and restaurants of Clifton, allowing for a truly immersive student experience in the city of Bristol.

The Studios are decorated and furnished to the highest standard with all high spec appliances supplied in the private kitchens and bathrooms. The rent will include all utility bills, and super fast Wi-Fi will be provided. The students will also have access to a shared space in the communal landing area before you enter the property where they can socialise with other tenants. The property also benefits from a bike store located on the first floor and recycling facilities. Available from 23rd August 2026 for 12-month tenancy.

N.B Photos are marketing picture and may not be this exact studio but very similar.

- **\*\* Studio Apartments\*\***
- **2 minutes from UoB**
- **Rent INCLUDES ALL BILLS**
- **Available 23rd August 2026.**
- **Located on the triangle**
- **Bespoke furnishing**
- **Super-fast wifi**

