



# Bristol SU Lettings



## Garden Flat, 7 St. Ronans Avenue, Bristol, BS6 6EP £1,600 PCM



**\*Single Occupancy Only\* ALL UTILITY, COUNCIL TAX BILLS INCLUDED** Bristol SU Lettings are pleased to present this beautifully refurbished garden flat, tucked away on a quiet avenue in the highly sought-after Redland area. Finished to a high standard throughout, the property is ideally located within a 10-minute walk of the University of Bristol, its library, and a wide range of local amenities. It is also just a short stroll from Cotham Hill, known for its vibrant selection of cafés, restaurants, and independent shops. The flat offers a spacious double bedroom, along with a second room that can be used as a study or occasional guest room. There is a separate WC with basin, as well as a modern, standalone shower room. A standout feature of the property is the bright, open-plan kitchen and dining area, complete with double doors leading out onto a private patio overlooking a charming garden—perfect for relaxing. This property would suit a Undergrad/ PhD/postgraduate student, university staff member, or professional seeking a comfortable home with additional space. The landlords are flexible regarding furnishings. All bills included (gas, electricity, TV licence, Council Tax and Wi-Fi).

- Single Occupancy Only ALL UTILITY, COUNCIL TAX BILLS INCLUDED
- Refurbished Garden Flat in sought-after Redland
- Spacious double bedroom with an additional study/office room
- Bright Open Plan Kitchen and Dining Area
- Double doors opening onto a private patio with lovely garden views
- Perfect for Students/ Professionals or University Staff
- Just a 10-minute walk to the University of Bristol, library, and local amenities
- Moments from Cotham Hill's vibrant mix of cafés, restaurants, and independent shops
- Separate WC plus a sleek, modern shower room

