



## Leader Street, Bristol, BS16

£3,850 per month *Furnished*

5  1  3 

### \*All Bills Included Luxury Student House\*

We are delighted to offer this fantastic 5 bedroom student house close to all the amenities in Cheswick Village and UWE Frenchay Campus.

Features include a beautifully decorated lounge with flat screen TV, large luxurious fully fitted kitchen with dining area, 5 fully furnished

### KEY FEATURES

- Luxury Student Property
- 5 Double Bedrooms with Master Ensuite
- Lounge with Flat Screen TV
- Modern Kitchen/Diner with all Mod Cons
- Fully Furnished
- 2 Luxury Communal Bathrooms



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double bedrooms each with a double bed, wardrobe, desk, chair and chest of drawers, utility room with washer and dryer, 2 communal bathrooms, 1 en-suite and a separate cloakroom. There is also off-street parking, a good-sized garden and a private balcony. This property has been finished to the highest standard and must be viewed. The house includes all bills; gas, electric, water rates, broadband and TV licence.

The council tax band on this property is E however students are exempt from paying council tax for the duration of their studies.

**BROADBAND:** Standard, superfast and ultrafast broadband is available at the property although applicants should check it is suitable for the requirements.  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**MOBILE SIGNAL:** Outdoor & Indoor coverage across major network providers and likely outdoor coverage. Applicants are encouraged to check coverage with their own chosen provider.

<https://www.ofcom.org.uk/mobile-coverage-checker>

#### Holding Deposit

A holding deposit of one week's rent will be due to take this property off the market.

The rent is payable monthly and in advance. Rent must be paid as one lump sum from one bank account. When you take a property and after you've passed the referencing, we'll take the initial rental payment from you to ensure you're really serious about taking the property. You then pay rent again at the beginning of the 2nd month after you have moved in, and monthly thereafter.

#### Damage and Dilapidation deposit

The deposit is set at the equivalent of 5 weeks rent. Your deposit is protected in accordance with relevant legislation.

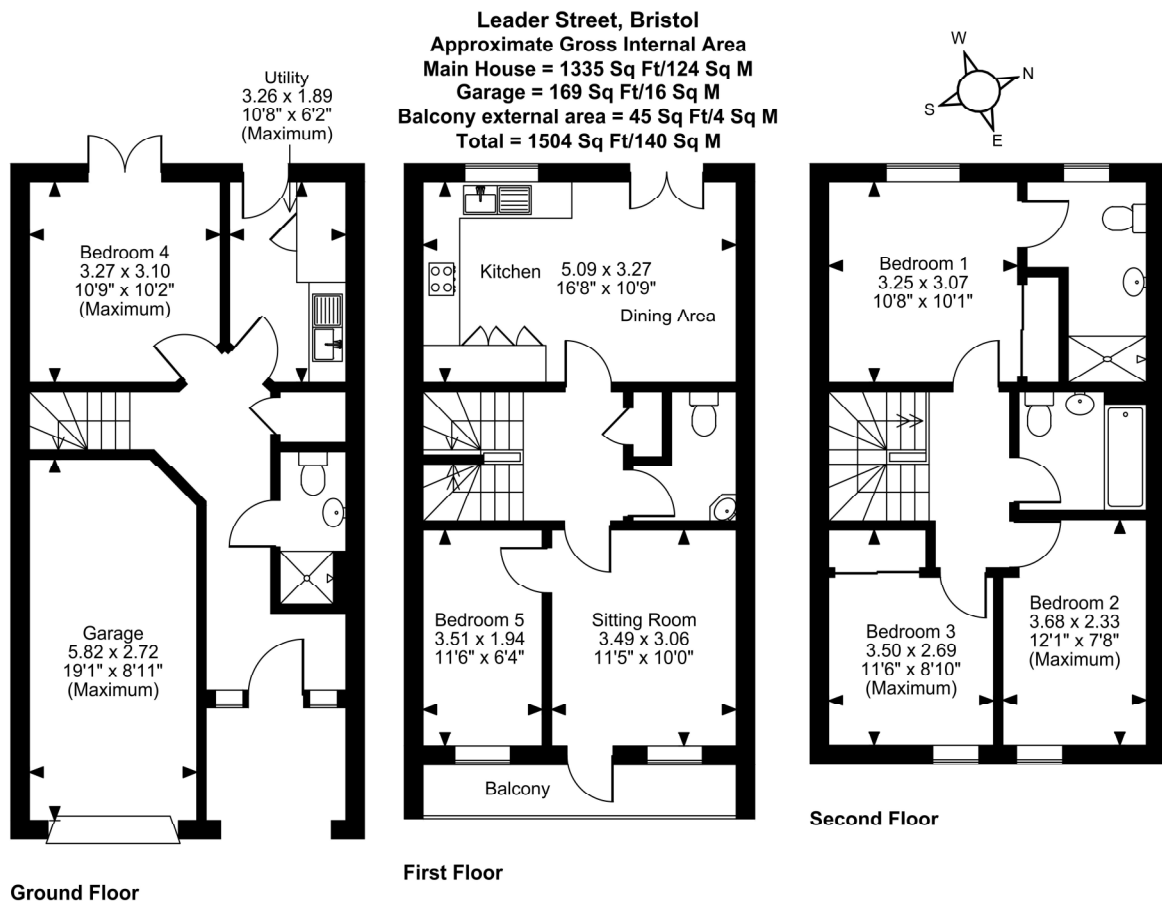
**Deposit:** £4,442.31

**Council Tax Band:** E

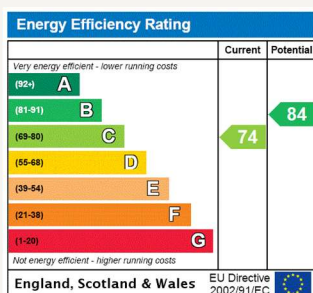




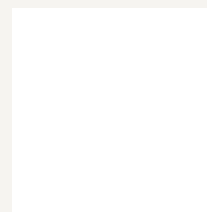




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For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/BIS190045>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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