



**£2,800 Per Month** Beatrix Place | Horfield | Bristol | BS7 0AE

[www.kendallharper.com](http://www.kendallharper.com) | [lettings@kendallharper.com](mailto:lettings@kendallharper.com)

**Kendall Harper**

# Beatrix Place | Horfield | Bristol | BS7 0AE

STUDENT AND PROFESSIONAL LET - FURNISHED - A superb modern five bedroom town house finished to a high standard throughout.

The accommodation comprises an entrance hall, a sitting room, a modern downstairs shower room and a modern fitted kitchen/diner with appliances and doors to the private garden.

On the first floor there are three double bedrooms and on the second floor of the property there is a double bedroom with an en suite shower room, a further bathroom and a further double bedroom.

To the outside the property benefits from a private rear garden. Further benefits include double glazing, gas central heating.

This house is a must for any UWE students looking for a house which is finished to an excellent standard throughout.

The property is available on 24th August 2026 for the 2026/2027 academic year. Viewings are highly recommended!







| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>87</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>75</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

