

**The Letting Shop**



**Ground Floor Flat, 91 Silbury Road, Ashton Vale,  
Bristol, BS3 2QE**

**£1,000 per month**

*Unfurnished*



# Ground Floor Flat, 91 Silbury Road, Ashton Vale, Bristol, BS3 2QE

From the entrance hall, you have access to the living area, bedroom and shower room. The shower room provides a shower cubicle, wc and sink, with a vinyl floor and part tiling to the walls.

The bedroom is a double room and enjoys a view over the rear garden finished with neutral décor and carpets. Finally, to the left hand side as you enter is the living area. This space lends itself as a cooking/entertaining & relaxing space. The kitchen and the living area are separated by the different flooring, but the spaces blend well.

The kitchen offers a variety of wall and base units and includes,

Gas Hob  
Electric Oven

Finally, outside space is offered via the rear garden, accessed from the kitchen. This one bedroom apartment is ideal for a single working professional and is available from 26th February 2026.

Council Tax Band : A  
Holding Deposit : £230  
Security Deposit : £1,153

Council Tax Band: A

- Unfurnished
- One Bedroom
- Gas Central Heating
- Neutral Decor
- Modern Kitchen
- Garden
- Offered Unfurnished
- Stylish Bathroom
- Available from 26th February 2026



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	91	91
(69-80) <b>C</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		
England, Scotland & Wales	EU Directive 2002/91/EC	

## The Letting Shop - Bristol

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.