



**Ducie Court, Ducie Road, Staple Hill, BS16 5JR**

**£1,150 per month**

Part Furnished

# Ducie Court, Ducie Road, Staple Hill, BS16 5JR

Ducie Court is part furnished first floor maisonette located just off High Street, Staple Hill.

This maisonette is positioned on the first floor and as you enter the open plan living area is to the right-hand side, lending itself as an entertaining & relaxing space. The kitchen enjoys a view over the front of the development and enjoys a variety of wall & base units, whilst including,

- Electric Hob
- Electric Oven
- Washing Machine
- Integrated Fridge Freezer

Next door to the kitchen is the main bathroom, partially tiled with shower over bath, toilet & sink, finished with a tiled floor. Bedroom two is opposite the living area and provides neutral décor & carpets.

Head upstairs again to find the main bedroom with ensuite shower room. The bedroom is I-shaped with the ensuite positioned in the centre, with skylight windows, neutral décor & carpeted.

Furniture List,

Bedroom One : Chest of Drawers & Chair

Bedroom Two : Mirrored Wardrobe

Living Area : Dining Table with chairs, chest of drawers

This home is available from 18th November 2026 and offered part furnished.

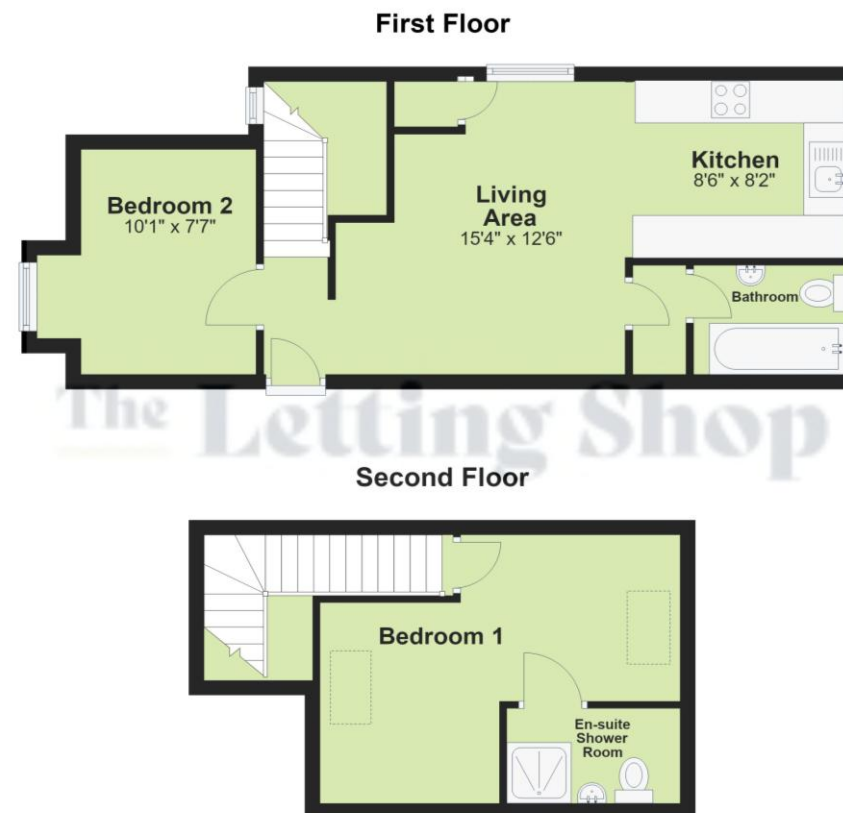
NOTE : This home includes no allocated parking.

Council Tax Band : B

Holding Deposit : £265

Security Deposit : £1,326

- Part Furnished
- Two Bedrooms
- Maisonette
- Staple Hill Location
- Gas Central Heating
- Neutral Decor
- 0.4 miles from Staple Hill High Street
- Offered Unfurnished
- Available from 18th November 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 appropriate 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>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 75        |
| (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 |           |

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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.