

Townhouse 'To Let'  
**£2,250 PCM**  
Atkinson Grove, Brabazon



**KEY FEATURES**

Designed by award-winning architects - Located in Brabazon's thriving Heritage District - 3-Storey House - Three bedrooms plus a dedicated study - Family Bathroom with shower & separate cloakroom - Higher-than-average ceilings for a spacious feel - First Floor Patio Balcony - Tandem Carport Garage with EV charging - Gas C/H - Double Glazing - Solar panels for improved energy efficiency

**EPC - A - DEPOSIT £2596.00**

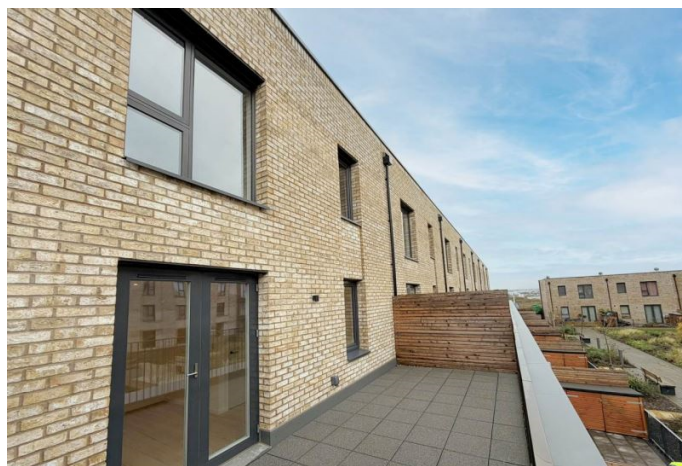
## Description

Located in the heart of Brabazon's Heritage District, this stylish three-bedroom terraced home offers modern living in one of North Bristol's most exciting new neighbourhoods. Entering on the ground floor, you are welcomed by a good-sized kitchen-dining area designed by award-winning architects, complete with built-in storage, a utility room, a downstairs W/C, and French doors that open onto an enclosed private patio garden. The first floor features a separate living room that leads out to a raised terrace overlooking the communal residents' garden, alongside the main bedroom with built-in wardrobes and an en-suite shower room. The remaining two double bedrooms, a well-equipped family bathroom, and a dedicated study for undisturbed home working are arranged across the upper floors, with all rooms enjoying views across Brabazon. With allocated parking for two cars in the carport garage, EV charging, gas central heating, and solar panels, this energy-efficient home is ideal for tenants seeking comfort, style, and sustainability. Available January 2026.



## Situation

Brabazon is Bristol's bold new neighbourhood, transforming the historic Filton Airfield into a vibrant, sustainable community designed by award-winning architects. Perfectly positioned in North Bristol with excellent transport links—including nearby Bristol Parkway and a planned new train station—Brabazon blends striking modern homes, green spaces, and a thriving cultural scene. With the Aerospace Bristol Museum on its doorstep and the upcoming YTL Arena set to become a major entertainment hub, Brabazon offers an exciting lifestyle choice, all just minutes from the city centre.



## Local Authority & Council Tax

South Gloucestershire Council  
Council Tax Band - D



## Contact & Viewing

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## Floorplan



## Additional Photos



## Important Notice

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