



## STUDENT ACCOMMODATION FOR 2024/2025

The Arches is a modern converted former pub located in the heart of Stirling City Centre. Stirling University is a twenty minute commute away, while bustling nightlife, amenities, bus and rail links are only a five minute walk away.

The development comprises 22 ensuite bedrooms, across 4 apartments. Within the apartment there is a fitted modern kitchen with microwave, dishwasher, washer/dryer, fridge freezer and breakfast bar with stools. There is a built-in cooker and hob with an extractor fan. Living areas include a wall mounted TV and a vacuum cleaner. Each bedroom has a three-quarter bed, study desk, wardrobe, mirror and pin board. Each bedroom has its own stylish ensuite shower room including W/C and wash hand basin. Warmth is provided by gas central heating. A virtual tour is available to view online showing a selection of rooms within the development.

The rent is £730 per month per room. The total amount payable for the 43 week tenancy (28th August 2024 to 25th June 2025) is £7550 (£730 x 10 monthly payments + £250 reservation rent). There is an additional £730 security Deposit to be paid which is held as per the government legislation. Payment of a £250 reservation rent holds your room. Should you proceed with your contract then this payment counts towards your total rent payment for the tenancy. Wireless Internet and TV license are included in the rent.

For students with a UK based guarantor, rent payments of £730 will be due on or before the 1st of each month, excluding the first payment which is due in July 2024, along with an additional security deposit of £730. Students without UK based guarantors will require to pay 3 months rent in advance.

Utility bills are subsidised at £20.00 per tenant per week. For apartments that incur bills beyond this quota tenants are required to pay the balance on a joint and severally liable basis at the end of the tenancy.

## Room Sizes

All measurements taken from widest point.

Measurements not given on rental properties









## Travel Directions

The development is in close proximity to the Agent's office



**BASTION**

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## Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.