

**11 Overhill Court, Staple Hill, Bristol, BS16 5DL**

**£1,200 Per Calendar  
Month**



**\*\*PLEASE DO NOT CALL TO BOOK AN APPOINTMENT, PLEASE EMAIL US AT [INFO@BRUNTANDFUSSELL.CO.UK](mailto:info@bruntandfussell.co.uk) WITH THE NAME AND DETAILS OF TENANT, INCLUDING EMPLOYMENT INFORMATION AND SALARIES TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS TAKE PLACE\*\***

Available now is this deceptively spacious two double bedroom second floor flat, situated on this popular development within walking distance to the amenities of Staple Hill, Fishponds and Downend. The accommodation briefly comprises hallway, lounge/diner, fitted kitchen, two double bedrooms and bathroom. Please note that there are some works to be carried out at the property, including new oven, hob, extractor hood, bath panel and some decoration. Council Tax band B. Energy Rating C.

**\*\* PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR \*\***

## Tenancy Application Terms and Fees

The Initial assured shorthold tenancy is for a fixed twelve month period unless otherwise agreed.

A holding fee of 1 weeks rent is payable to reserve the property.

The property will only be reserved when the above fee has been paid.

A copy of your passport or your share code will be required to enable us to carry out right to rent checks.

The tenancy will only commence upon completion of satisfactory references.

The tenant/s will pay;

- (a) One calendar months rent in advance Minus holding fee already paid when property reserved
- (b) 5 weeks rent as a secure deposit

The above payments must be received as cleared funds before the agreed move in date.

The Deposit is only returnable upon a satisfactory check out at the end of the tenancy and the approval of the landlord.

## Important Notice

Please note that in the event of a potential tenant withdrawing prior to the signing of the tenancy agreement or failing to meet referencing criteria, the holding fee will be retained by Brunt & Fussell.

A copy of our standard tenancy agreement is available on request.

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.