



LANGTON COURT ROAD, BRISTOL £1,250 PER MONTH
1 BED HOUSE, UNFURNISHED

- Recently Redecorated
- Spacious One Bedroom House
- Secure Outside Area
- Council Tax Band A
- EPC Rating D
- Office/Study Space
- Free on-street parking
- Available now

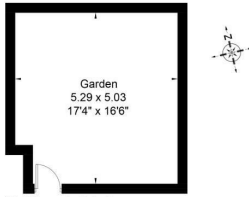


Zest are pleased to offer this wonderfully spacious one bedroom house located in the popular area of St Anne's, and benefits from being just a stones throw away from the delightful open space of St Anne's Park. The property is presented in an excellent condition throughout and is ideal for a professional couple or a single occupant. The property offers a modern fitted kitchen/dining area to the ground floor, and on the first floor you will find a large landing with enough space for a study area. an impressively spacious lounge, double bedroom and large bathroom. Further benefits include gas central heating and a private courtyard.



22 Langton Court Road, St Annes, Bristol BS4 4EH

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft
Garden = 26.1 sq m / 280 sq ft
Total = 103.6 sq m / 1114 sq ft



(Not Shown In Actual Location / Orientation)



These plans are prepared in accordance with the guidelines set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and are such only for illustrative purposes only. Not to Scale. Photography (Dorset Video Tours) / Floor Plans / Energy Performance Certificates (Design) / Plan View / Room / Room / Creative Property Marketing Ltd 2023



APPLICANT GUIDE:

1. View the property or arrange for a representative you trust to view it for you.
2. If you would like to take the property make an offer by completing the "Tenant Application Form" given to you at the time of viewing and either drop off at the office or send a copy via email to happytohelp@zestlovesproperty.com
3. Once your offer has been put forward to the landlord and they have accepted your application you will be required to pay the Holding Fee of 1 weeks rent and complete and submit our Tenant Terms of Business (where you will also be required to upload proof of identity). This then secures the property (only once the holding fee has been paid) and any other viewings will be cancelled. These funds will be deducted from your move in monies (rent) once your application is approved.
4. You will then be passed to our friendly, Zest New Lets team, who will commence your referencing, application and contracts process. Please note, you risk forfeiting your holding deposit if you do not supply the required referencing information within 15 days from the initial request. If you are a Company then a Company Agency Fee will apply of £468. The deposit is usually equal to five week's rent. Deposits are protected with the Deposit Protection Service (DPS) and must be paid by the applicant and not a third party. Please ensure you provide references for employment, previous tenancies and, if self-employed, your latest set of company accounts to hand. If you do not meet the required salary limits (2.5 times the monthly rent) you will require a guarantor who is a UK home owner and able to cover your obligations. Alternatively, you can pay all of the rent in advance.
5. Pay your first month's rent before the start date of your tenancy. Rent is paid monthly at the advertised PCM figure. Bank transfers are accepted, but payment is not cleared until the funds are received into our client account.

ZEST PROPERTY SERVICES

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