



**CHARLTON ROAD, BRISTOL**

**£4,500 PCM**

**6 BED STUDENT PROPERTY - HOUSE, FURNISHED**

STUDENT PROPERTY

\*\*\*Available to view & secure NOW\*\*\*

25/26 Academic Year - 22nd July 2025 - 29th June 2026

Rent: £4,500 per month, includes 400Mbps ultra-fast broadband

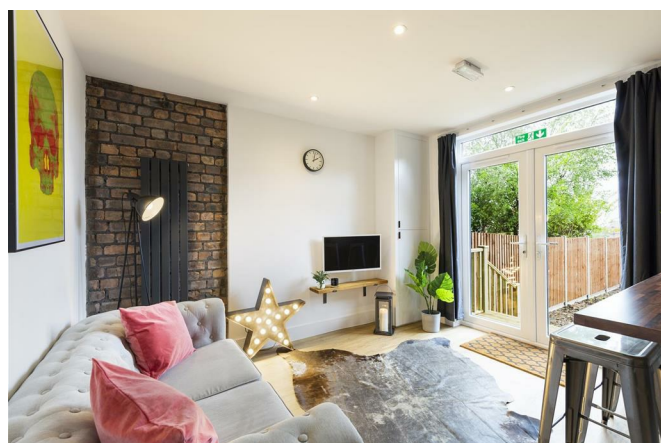
This impeccably designed six bedroom home will not disappoint, exuding luxury & style throughout it has been finished with student living in mind and certainly ticks all the boxes.

- Six spacious double bedrooms
- Three generous shower rooms
- 400Mbps ultra-fast broadband
- Ubiquity WIFI points on each floor
- 10 minute cycle to UWE Glenside
- Communal area is complete with smart TV
- Two ovens
- Two hobs
- Two washer dryers
- Dishwasher
- Double beds
- Desk & chair in all bedrooms
- Hardwired ethernet ports in all bedrooms
- 24hr maintenance support
- Generous rear garden with picnic bench
- Ample on-street parking, plus one parking space to rear

Important information:

A holding deposit of 1 week's rent will be required to secure this property which will be deducted from your security deposit or first rental payment at the start of your tenancy.

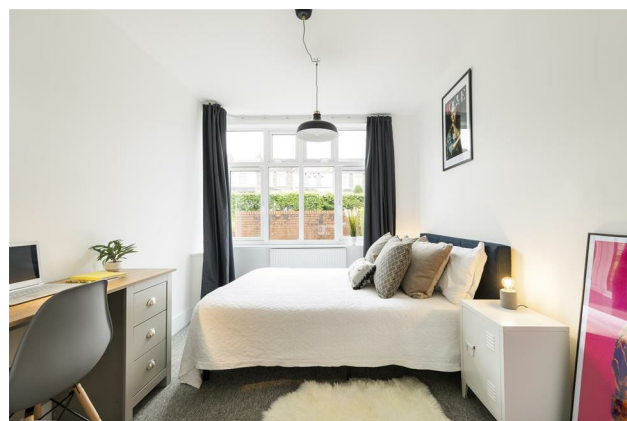
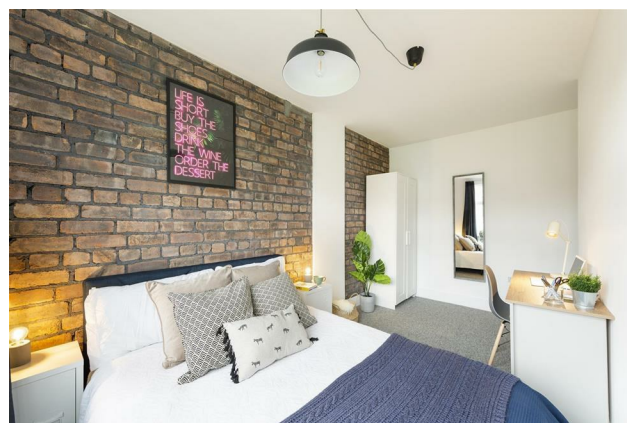
Photos by @ThePropertyPhotographer





## 179 Charlton Rd, Kingswood, Bristol, BS15 1LZ

Total Approximate Gross Internal Area = 108.3 sq m/1,165.7 sq ft



### STUDENT APPLICANT GUIDE

If you would like to make an offer on a property please do so as soon as possible, we work on a first come first served basis in reserving student properties. If you have any questions, please call the Zest office selecting option 2, we would be happy to help. To make an offer, you will need to complete the below 2 steps in the following order

1. Send through an enquiry or call us to receive a link to the "STUDENT APPLICATION FORM". Please only submit this form if you are serious about proceeding to let the property. All students are required to have their own UK based guarantor, be able to pay the full term up front OR use a guarantor scheme for your application to be considered.
2. Pay the holding deposit, equivalent to one week's rent. This is not a fee, and the amount paid, upon successful completion of tenant/guarantor referencing and signing of the tenancy agreement will contribute towards your first month's rent and security deposit.

Upon receipt of your application and holding deposit, we will take the property off the market. You will have 15 days to complete your referencing and sign the AST to secure the property. Failure to complete all steps within this time-period may result in the property going back onto the market and your holding deposit may be retained.

Feel free to visit our website to search for other student properties by area, beds or price and create a shortlist to easily share with your friends. Don't forget! All Zest student properties are offered in partnership with Unihomes, a bills inclusive package to include gas electric, water, TV license and internet for an additional set monthly fee.

### ZEST PROPERTY SERVICES

1A MILE END  
LONDON ROAD  
BATH  
BA1 6PT

T: 01225 48 10 10  
E: [HAPPYTOHELP@ZESTLOVESPROPERTY.COM](mailto:HAPPYTOHELP@ZESTLOVESPROPERTY.COM)

