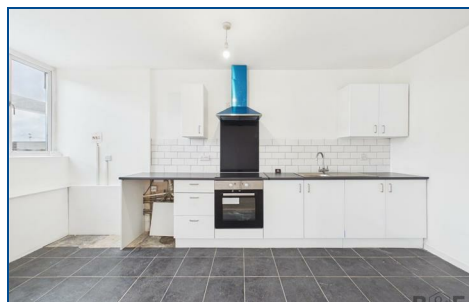


**11a Fountain Square, Broad Street, Staple Hill,  
BS16 5LR**

**£1,050 PCM**



**\*\*PLEASE DO NOT CALL TO BOOK AN APPOINTMENT. ALL ENQUIRIES MUST BE SUBMITTED VIA THE RIGHTMOVE ENQUIRY FORM, INCLUDING THE NAME AND DETAILS OF THE PROSPECTIVE TENANT(S), ALONG WITH EMPLOYMENT INFORMATION AND SALARIES. THIS IS REQUIRED TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS CAN BE ARRANGED\*\***

Available now is this deceptively spacious two-bedroom, purpose-built first-floor flat. The property has recently been redecorated and benefits from a brand-new kitchen and new laminate flooring throughout.

The accommodation briefly comprises a lounge/diner with kitchen area, two double bedrooms, and a bathroom. Additional features include uPVC double glazing and central heating.

Ideally located in the heart of Staple Hill, the property is close to local shops, amenities, bus routes, and Page Park. The Bristol to Bath Cycle Path and the ring road are also within easy reach.

Energy Rating: D. Council Tax Band: A

PLEASE NOTE THERE IS NO PARKING THAT COMES WITH THE PROPERTY.

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

# Tenancy Application Terms and Fees

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 Minus holding fee already paid when reserving the property
- (b) 5 weeks rent as a secure deposit

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.