

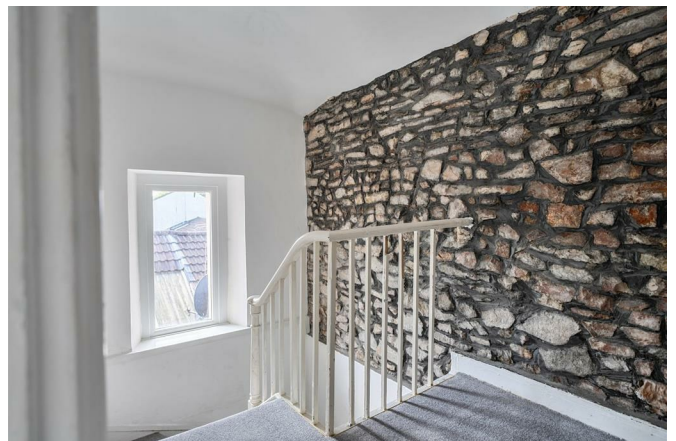


NINETREE HILL, BRISTOL

£1,495 PER MONTH

2 BED FLAT/APARTMENT, UNFURNISHED

- 2 Bed Maisonette
- Great for sharers
- Close walk to Cabot Circus
- Offer unfurnished



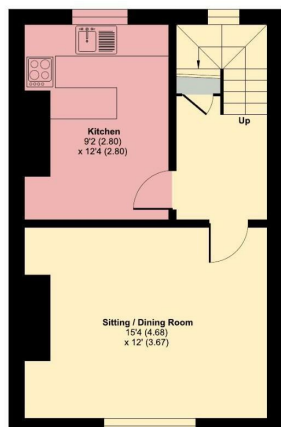
A great positioned newly refurbished with new carpets two bedroom maisonette just off Cheltenham Road and close to the City Centre on Ninetree Hill. 2 double bedroom accommodation occupying the two top floors this spacious apartment offers kitchen breakfast room and good sized sitting room and two double bedrooms and bathroom with white suite. Ideal for sharers and great location within easy walking distance of the BRI and Cabot Circus Offered unfurnished. Balcony/outside for occasional use only. Secondary glazing on the front windows to bedroom and living room. UPVC to the rear



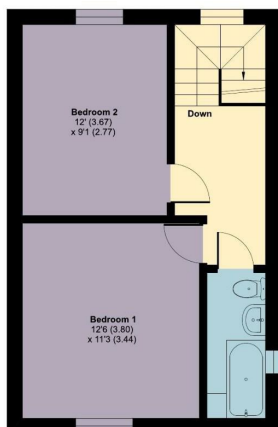
Ninetree Hill, Bristol, BS1

Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©midroom 2020. Produced for Bradley & Co Inc. Zest Property Group. REF: 15161996



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

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10

E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

