



**WEST MALL, BRISTOL**

**£1,650 PCM**

## 2 BED FLAT/APARTMENT, UNFURNISHED

- Gated entrance
- Unfurnished
- Parking - one space allocated
- Private patio from living room.

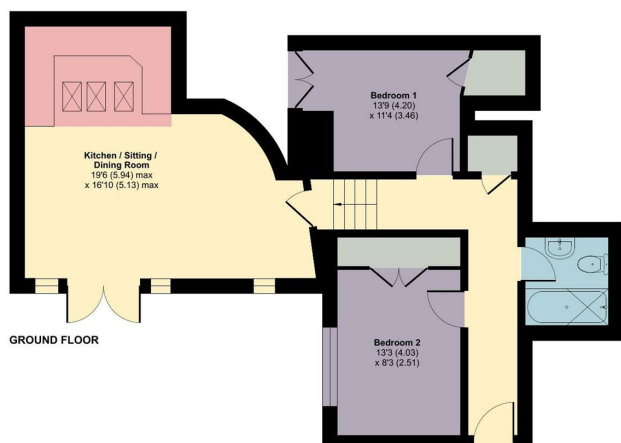


A great opportunity to live in the prestigious and community friendly St Vincents Rocks development in Clifton Village. This ground floor apartment is well proportioned with lovely features and has a master bedroom with built in wardrobe, further bedroom making an ideal office space for people working at home again with additional benefit of built in cupboard. Open plan living room and modern kitchen area full size fridge freezer and washer dryer, and patio doors leading off the living area on to a pretty enclosed paved terrace. The apartment is offered unfurnished and whilst in its own gated community, there are many independent shops, wine bars and eateries on your doorstep within a two minute walk. Fantastic benefit of an allocated parking space behind secure gates. Council Tax Band E, EPC Band D.

## St. Vincents Rocks, West Mall, Bristol, BS8

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2020. Produced for Zest Property Group. REF: 1489467



### 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](mailto: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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