



9 LIMERICK ROAD, BRISTOL

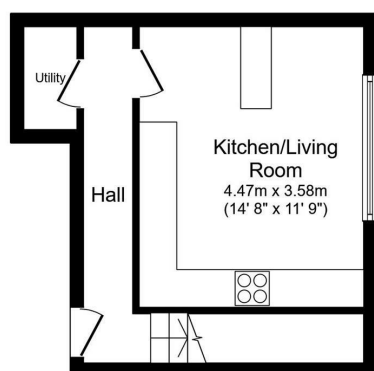
£1,400 PCM

1 BED FLAT/APARTMENT, FURNISHED

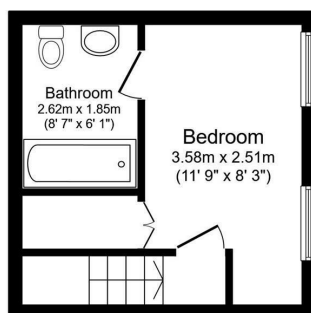
- Stunning split level flat
- Furnished
- Great quiet Redland tree line location
- Bike stays



Beautifully presented and curated, this split level one bedroom maisonette located in a stunning period building on a quiet tree lined road Redland offers stylish furnished accommodation. Easy access to both Gloucester & Whiteladies Roads as well as Redland train station being only 10 minutes walk away this one bedroom property has open plan kitchen living space with a breakfast bar; in built microwave, slimline dishwasher and washing machine and separate small utility space. Stairs down to the bedroom accommodation with en suite shower room & built in wardrobe. Overlooking the rear communal gardens, the building also offers, bike storage & use of communal gardens. Council Tax Band A, EPC Band B



Ground Floor
Floor area 25.5 sq.m. (275 sq.ft.)



First Floor
Floor area 20.0 sq.m. (215 sq.ft.)

Total floor area: 45.5 sq.m. (490 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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.

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