



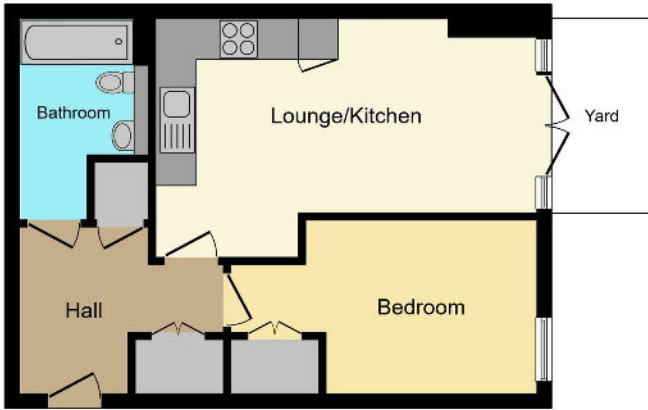
**GAOL FERRY STEPS, BRISTOL**  
**1 BED FLAT/APARTMENT, FURNISHED**

**£1,450 PCM**

- Modern Apartment
- Outside space off living room
- Furnished
- Ideally for single tenants or couple.



A good size, the property benefits from a high end finish and spacious feel as well as a courtyard area off the living room with floor to ceiling windows. Open plan living space/kitchen a stylish kitchen with Corian style worktop with gloss cupboards and modern appliances. Good sized bedroom with large built in wardrobes, large modern bathroom with white suite and two additional storage cupboards, one of which acts as a utility space housing the washing machine, both located off the hallway.



**Floor Plan**  
Floor area 41.8 sq.m. (450 sq.ft.)

TOTAL: 41.8 sq.m. (450 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), quantities and orientations are approximate. No claim is made or warranted. 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 inspections. Powered by www.floorplan.co.uk



**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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