ZEST SALES & LETTINGS

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TO LET



24 WATERLOO ROAD, BRISTOL

£1,395 PCM

2 BED FLAT/APARTMENT, UNFURNISHED

- Gated development
- First Floor
- Great for sharers
- 2 double bedrooms





An ideal property for sharers, with this two bedroom unfurnished apartment located on Waterloo Road offering easy access to Bristol City Centre and a range of local amenities. The accommodation comprises a bright, open-plan living room and kitchen with white goods. There are two well-proportioned bedrooms, both benefiting from built-in wardrobes and both bedrooms enjoying the added benefit of a balcony off the patio doors. Offered unfurnished

Midland Mews, Waterloo Road, Bristol, BS2

Approximate Area = 696 sq ft / 64.7 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Bradleys & Co Inc. Zest Property Group. REF: 1538006





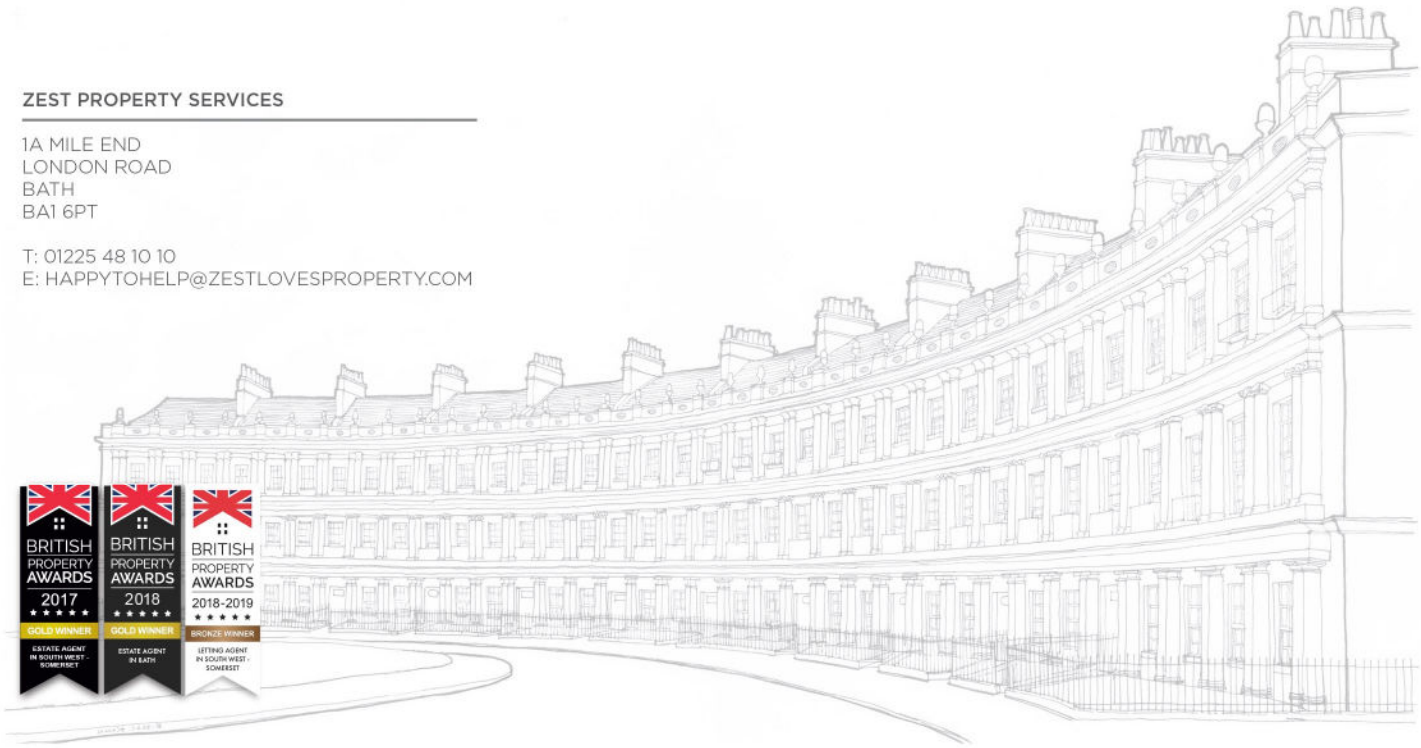
APPLICANT GUIDE:

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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