ZEST SALES & LETTINGS

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TO LET



CUMBERLAND CLOSE, BRISTOL £1,695 PER MONTH

2 BED FLAT/APARTMENT, UNFURNISHED

- Allocated parking for one car
- 2 bedroom Maisonette
- Unfurnished
- Great waterfront location





Why not take advantage of living in an apartment within the Bristol Harbourside in time for the summer where you can enjoy walks or exercise straight from your front door with views from the living room of this property too. This top floor unfurnished 2 bed maisonette is located on Spike Island just close to the famous SS Great Britain thereby giving access to the City Centre & the road network via the Cumberland Basin. Recently decorated throughout, the property benefits from allocated parking.

22 Westbrooke Court, Bristol, BS16XE
Approx. Area 938.5 Sq.Ft - 87.2 Sq.M





Second Floor

Top Floor



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.

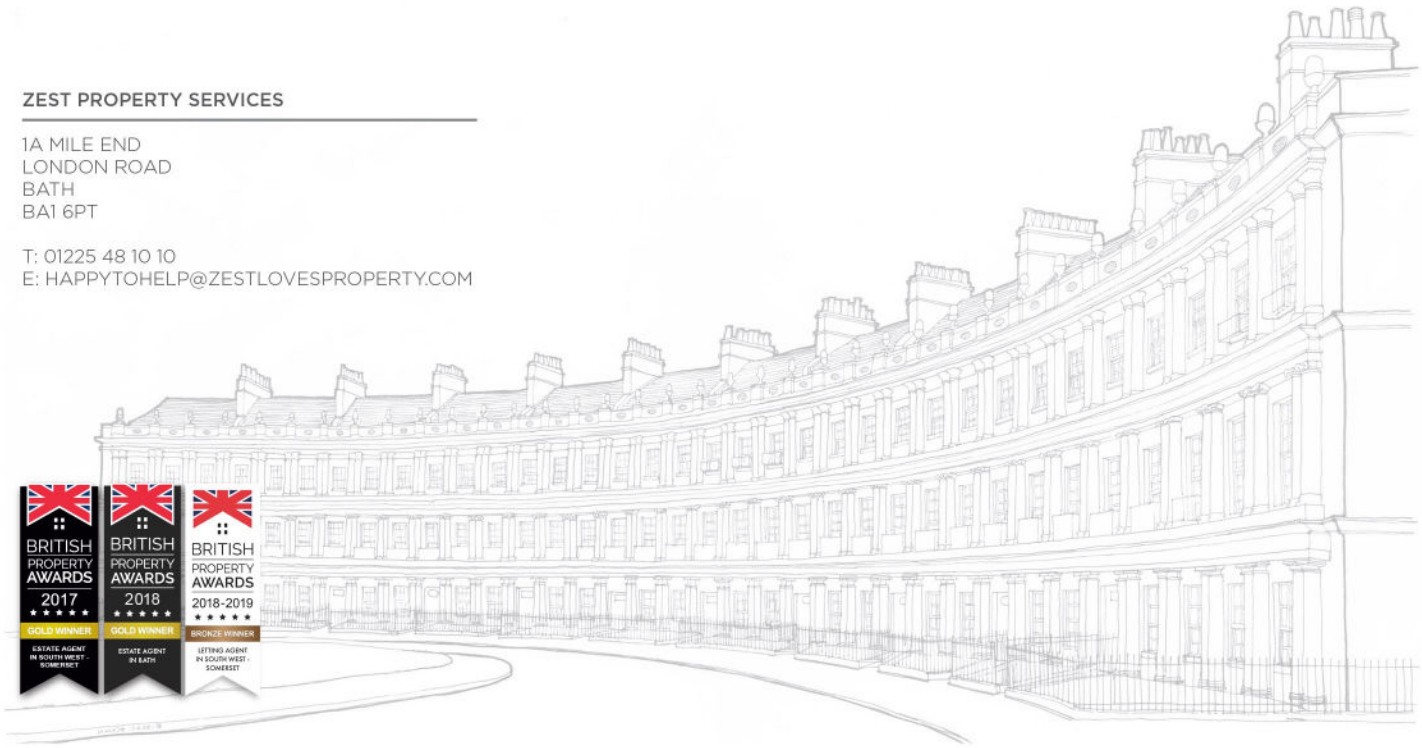
APPLICANT GUIDE:

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

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