ZEST SALES & LETTINGS

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TO LET

# SION HILL, BRISTOL

# £1,495 PCM

## 2 BED FLAT/APARTMENT, FURNISHED

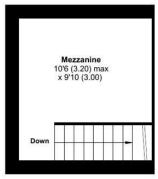
- Clifton Village location
- With secure parking
- One bedroom
- Furnished
- Modern kitchen
- Storage/guest sleeping platform

One bedroom furnished apartment with private parking for one car in a gated community in the heart of Clifton Village. Residents also have use of a communal garden. Fully fitted moder kitchen. Bathroom with bath and shower over. Mezzanine platform for guests or to use as storage.

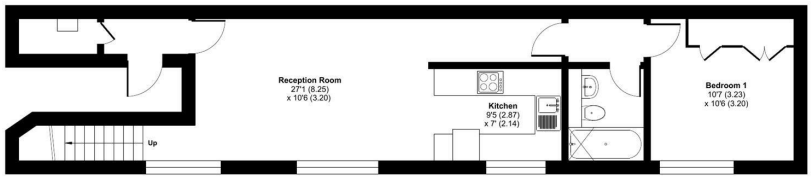
**St. Vincents Rocks, Sion Hill, Bristol, BS8**

Approximate Area = 635 sq ft / 58.9 sq m

For identification only - Not to scale




FIRST FLOOR




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradley & Co (Bristol) Ltd. REF: 1396201

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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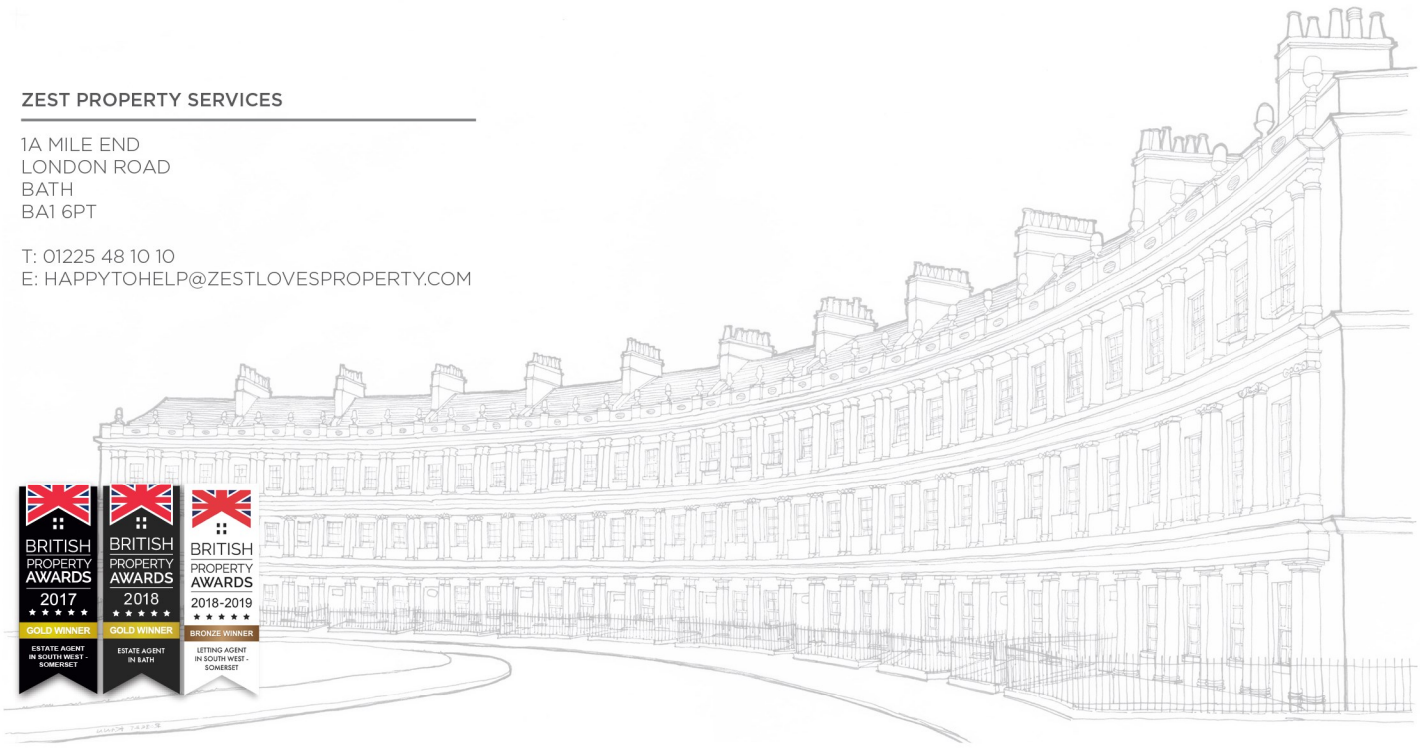

BRITISH PROPERTY AWARDS 2017 ★★★★★ GOLD WINNER ESTATE AGENT IN SOUTH WEST - SOMERSET

BRITISH PROPERTY AWARDS 2018 ★★★★★ GOLD WINNER ESTATE AGENT IN BATH

BRITISH PROPERTY AWARDS 2018-2019 ★★★★★ BRONZE WINNER LETTING AGENT IN SOUTH WEST - SOMERSET