ZEST SALES & LETTINGS

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TO LET



REDLAND ROAD, BRISTOL

£1,200 PCM

1 BED FLAT - STUDIO, UNFURNISHED

- Studio with own front door
- Unfurnished
- Great for a single occupant
- Close to Downs



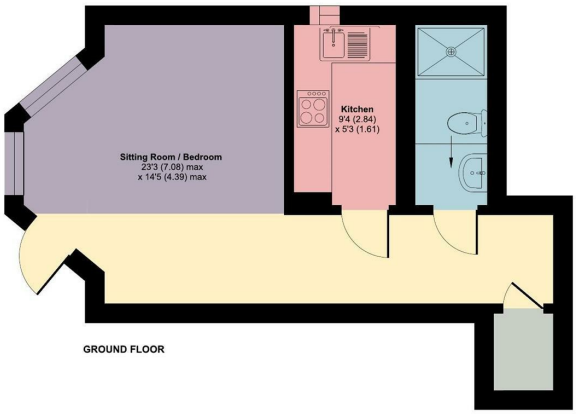


A very short stroll from the Downs and also top of Whiteladies and Redland Road, is this great self contained studio flat with own front door. The property benefits from it's own entrance and small outside area for flower pots. The property comprises of a light studio room with neutral decor and spot lights. Recently fitted kitchen with modern appliances which is also self contained including a dishwasher, oven/hob and fridge/freezer. Utility cupboard with brand new washer/dryer. Modern shower room.

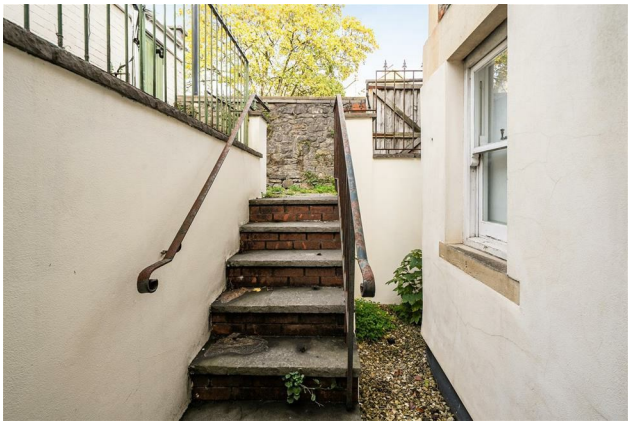
Redland Road, Bristol, BS6

Approximate Area = 347 sq ft / 32.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys & Co inc. Zest Property Group. REF: 1539768





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 2018 – GOLD WINNER – ESTATE AGENT IN BATH

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