ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

TO LET



GREAT BEDFORD STREET, BATH £1,675 PCM

1 BED FLAT - MANSION BLOCK, FURNISHED

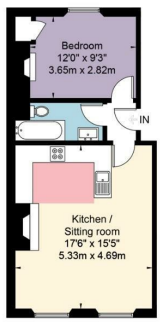
- Generously sized one-bedroom ground-floor apartment
- Bright open-plan kitchen, living and dining space
- Beautifully furnished and ready to move into
- Charming period fireplaces
- Prime Bath location close to local amenities
- Communal Garden
- Suitable for students or professionals
- EPC Rating C





PET FRIENDLY – A beautifully furnished ground floor one-bedroom period apartment in a desirable Bath location. Featuring a bright open-plan kitchen, living and dining space, large windows that flood the apartment with natural light, and charming period fireplaces. Ideal for a professional or couple seeking comfort in a prime setting

Approximate Gross Internal Area = 120.5 / 1297 sq ft



Ground Floor

Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2018





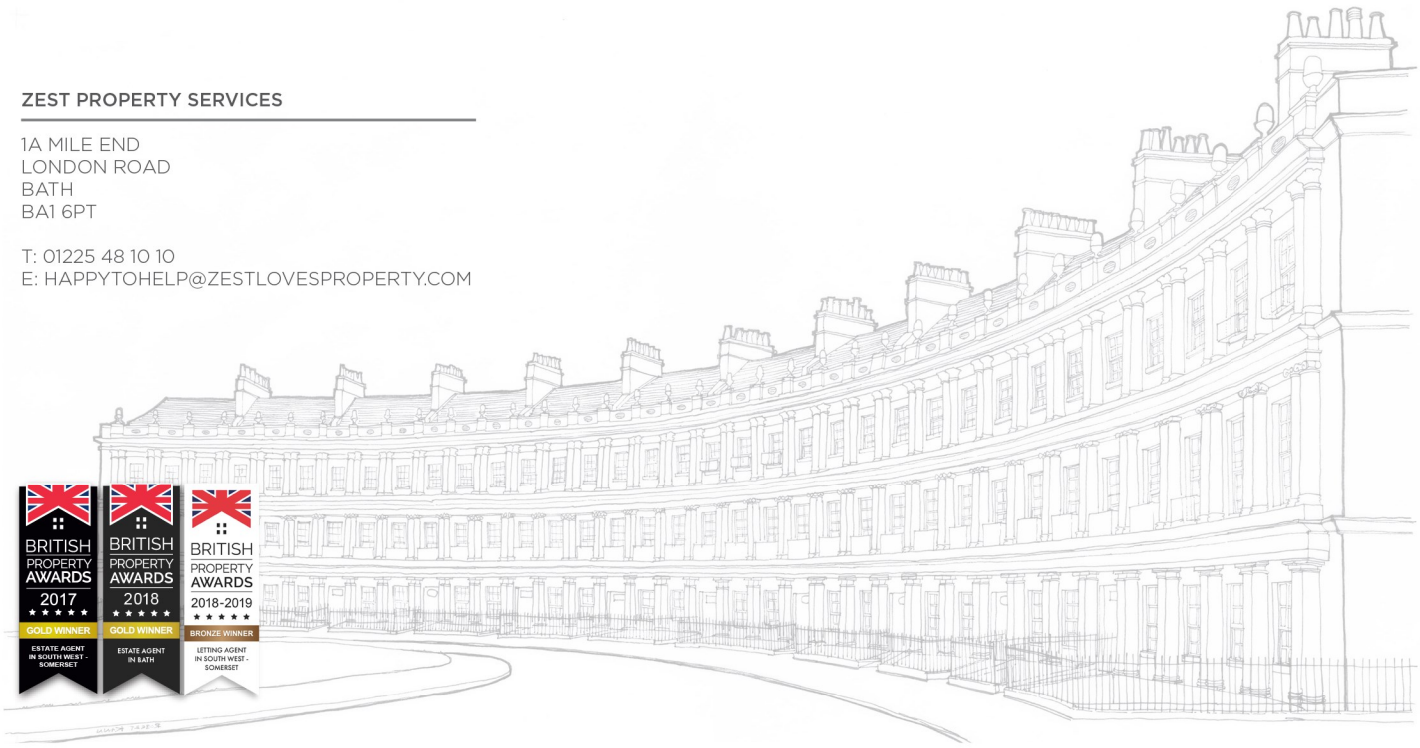
APPLICANT GUIDE:

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

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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