



GROSVENOR PLACE, BATH

£1,170 PCM

1 BED FLAT/APARTMENT, FURNISHED

- One Bedroom Top Floor Flat
- Well presented throughout
- Fitted kitchen
- Newly fitted shower room
- Herschel infra red heating panels
- Available Furnished
- Free on street parking
- Stunning Views
- Rent inclusive of electricity*

Deposit Alternative Available

Zest also enjoys to offer this well presented one bedroom top floor flat within this Grade II listed Georgian building. The accommodation comprises; entrance hall, living room, fitted kitchen double bedroom and modern shower room. The living room has a beautiful feature fireplace and benefits from an abundance of natural light and stunning views over Bathampton. The kitchen has fitted units, an electric oven & hob, a fridge/freezer washer/dryer and modern heat pump. There is a good size light and airy double bedroom with the same lovely views to the south. The property is completed with a stunning new shower room fitted with a fully tiled walk in shower and Solartube to bring in natural day light. There is access to a generous boarded loft space for extra storage. The property is offered on the basis of being furnished and is available now.

*Inclusive electricity is capped at £70 per calendar month, should the Tenant(s) exceed this they will be responsible for covering the difference.



Approximate Gross Internal Area = 40.2 sq m / 432 sq ft



□ = Reduced headroom below 1.5m / 5'0"



Top 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 (which every attempt has been made to observe accurately, all measurements should be taken as appropriate and as such are for guidance purposes only. Not to Scale. Photography (Dated) Video Tours (Floor Plans) Energy Performance Certificates (Design) (Print) www.roomplan.com © Roomplan - Creative Property Marketing Ltd 2022



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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