



32 GROSVENOR PLACE, LAMBRIDGE £1,250 PCM 1 BED FLAT - THIRD FLOOR, UNFURNISHED

- Third floor Georgian apartment in Grosvenor Place
- Light-filled living room with period features
- Separate modern kitchen and modern bathroom
- Recently refurbished throughout, including a new bathroom, new kitchen appliances and new carpets
- Available Now
- Offered Unfurnished
- EPC Rating C
- Council Tax Band B
- Free on-street parking available
- Great location near transport, local shops & parks



An elegant, newly refurbished one-bedroom apartment, located on the third floor of a stunning Georgian townhouse in the sought-after Grosvenor Place. This property has been newly renovated with a new bathroom, new kitchen appliances, new carpets, and has been repainted throughout, blending modern comforts with classic period features.

With its bright and airy atmosphere, this apartment is an ideal retreat for a professional individual or couple seeking a sophisticated living space in the heart of the city.

Flat 6, 32 Grosvenor Place, Bath BA1 6BA
Approximate Gross Internal Area = 49.3 sq m / 530 sq ft



Key

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 2008

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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