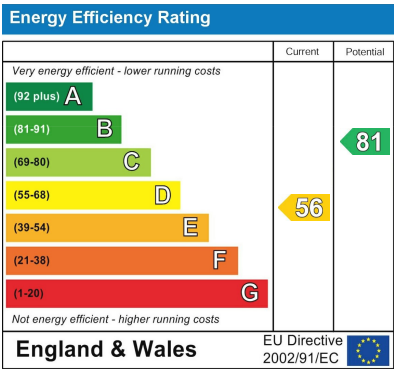


FLOOR PLAN:

EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



17, Sladebrook Avenue, Bath, BA2 2LA

6 Bedroom House - Terraced

PCM
£4,800 PCM

- Brand new, totally refurbished student property
- 3 stylish bathrooms
- 6 double bedrooms finished in a sleek, modern style
- Fully furnished to the highest standard
- Fast bus routes to both Bath universities
- Prime student location- walking distance to city centre
- Large low-maintenance garden, perfect for socialising
- Available end of September for the current academic year

DETAILS



Available for the current academic year from the end of September, this brand new, totally refurbished six-bedroom student property offers modern, stylish living in one of Bath's most popular student areas.

Finished to the highest of standards, the home boasts a sleek, contemporary interior throughout, with high-quality furnishings and an immaculate finish in every room. Each of the six double bedrooms is beautifully styled, creating a comfortable and welcoming space to relax and study.

The property features three modern bathrooms, a bright and inviting communal living area. Outside, the large, low-maintenance garden provides the perfect setting for socialising with friends.

Located within walking distance of the city centre and on fast bus routes to both Bath universities, this home delivers style, convenience, and location in one unbeatable package.

A rare find- brand new student accommodation of

this standard won't stay available for long. Book your viewing today.

STUDENT APPLICANT GUIDE

If you would like to make an offer on a property please do so as soon as possible, we work on a first come first served basis in reserving student properties. If you have any questions, please call the Zest office selecting option 2, we would be happy to help.

To make an offer, you will need to complete the below 2 steps in the following order

1. Send through an enquiry or call us to receive a link to the "STUDENT APPLICATION FORM". Please only submit this form if you are serious about proceeding to rent the property. All students are required to have their own UK based guarantor, be able to pay the full term up front OR use a guarantor scheme for your application to be considered.

2. Pay the holding deposit, equivalent to one week's

rent. This is not a fee, and the amount paid, upon successful completion of tenant/guarantor referencing and signing of the tenancy agreement will contribute towards your first month's rent and security deposit.

Upon receipt of your application and holding deposit, we will take the property off the market. You will have 15 days to complete your referencing and sign the AST to secure the property. Failure to complete all steps within this time-period may result in the property going back onto the market and your holding deposit may be retained.

Feel free to visit our website to search for other student properties by area, beds or price and create a shortlist to easily share with your friends.

Don't forget! All Zest student properties are offered in partnership with Unihomes, a bills inclusive package to include gas electric, water, TV license and internet for an additional set monthly fee.