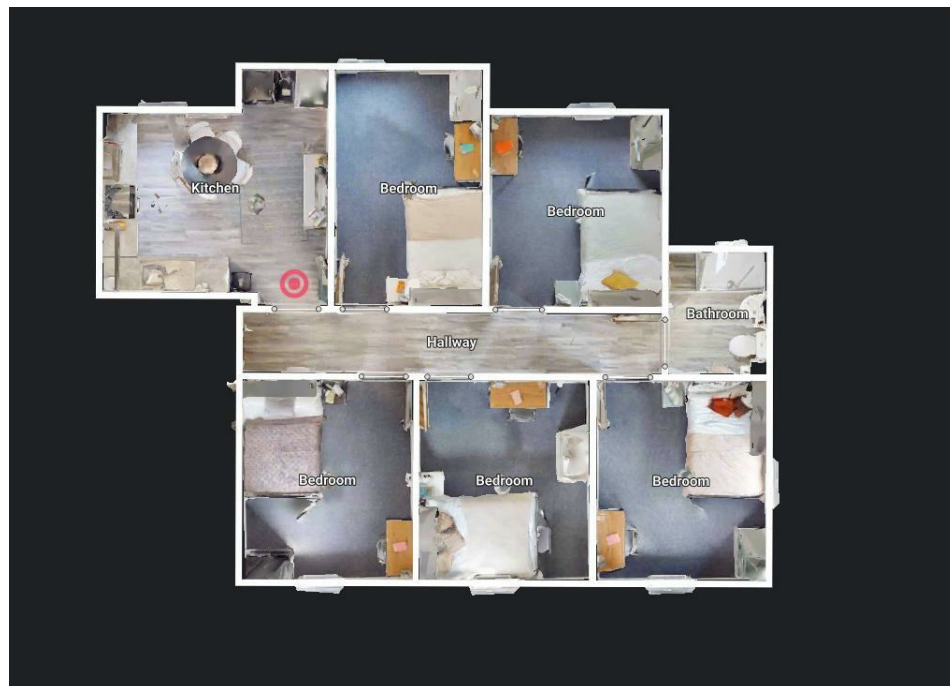


FLOOR PLAN:



EPC CHART:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.



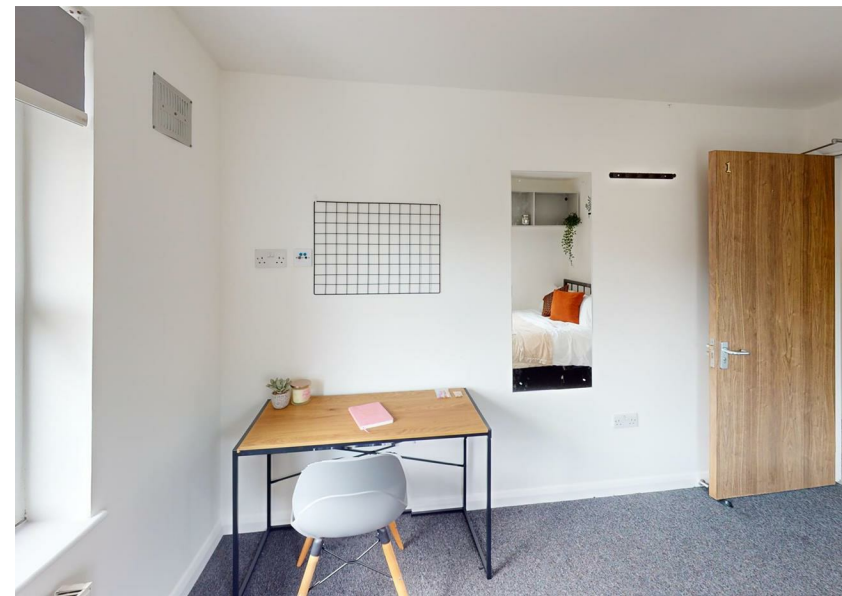
Flat 3, London Road, Bath, BA1 6PL

1 Bedroom House Of Multiple Occupancy

Per month
£889 Per month

- STUDENT PROPERTY
- Available 26/27 academic year
- 5 Double bedrooms
- 1 Bathroom
- Refurbished 2024
- Gas, Water, Electric and Wifi Included

DETAILS



Property Information

We are delighted to offer this 5 bedroom recently refurbished student property. It's situated in the popular area of Camden, 1 mile from the city centre, 2 miles from Bath university and 5 miles to Bath Spa, with lots of nearby bus routes and fantastic amenities.

The property comprises 5 double bedrooms, 1 bathroom and open plan kitchen/dining area.

- Bills included with the price: Gas, water, electric and Wifi
- Short walk to Bath city Centre
- Supermarket shop right outside the property

This property requires payments on the following payment schedule -

- 1st payment - 18/08/2026 - 10%
- 2nd payment - 01/10/2026 - 30%
- 3rd payment - 07/01/2027 - 40%
- 4th payment - 08/04/2027 - 20%

Available furnished, early interest and viewing highly recommended.

CAMDEN

Camden is one of the Bath's most desirable areas, located 1 mile to the city centre with access to a fantastic selection of bars, traditional pubs, restaurants and transport links. Shops and businesses include a supermarket, off-licence, deli, riverside pub and a chemist.

Larkhall is only a short walk away, with a charming village and

community feel, offering a wide range of facilities including a post office and dentist as well as an independent butcher, greengrocer and delicatessen.

STUDENT APPLICATION 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.

DISCLAIMER

Every care has been taken to ensure particulars described on our website and within our marketing materials are accurate, however, complete accuracy cannot be guaranteed. All statements contained regarding properties are for indicative purposes only and are made without responsibility on the part of Zest Property Services and the vendors or landlords of properties. They are not to be relied upon as statements or representations of fact. Potential purchasers or lessees should satisfy themselves by inspection or otherwise as to the accuracy of such details provided by Zest Property Services.

Zest Property Services LTD is a member of PropertyMark. The Property Ombudsman and holds Client Money Protection through PropertyMark. All details can be found on our website; zestlovesproperty.com.