ZEST SALES & LETTINGS

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TO LET



FORESTER AVENUE, BATH

£1,600 PCM

3 BED APARTMENT, UNFURNISHED

- Three Bedrooms
- Spacious Modern Kitchen
- Living Room with Private Balcony Access
- Garage
- EPC C
- Council Tax Band D
- Available now
- Great location a 10 minute walk into the City Centre
- Deposit Alternative Available
- Available WIFI: Standard 12Mbps 1Mbps. Superfast: 46 Mbps 8Mbps





This spacious three-bedroom, one bathroom apartment is ideally situated in the peaceful Rochfort Court, just a 10-minute walk from Bath city centre and moments from the picturesque river.

The property offers a generously sized living/dining room, a well-equipped kitchen and a private balcony, providing a comfortable and practical living space. Further benefits include a private garage and allocated parking space.

Perfectly positioned for easy access to the city centre while enjoying a quieter residential setting, this property offers the best of both worlds.

Not suitable for sharers or students. Available now.

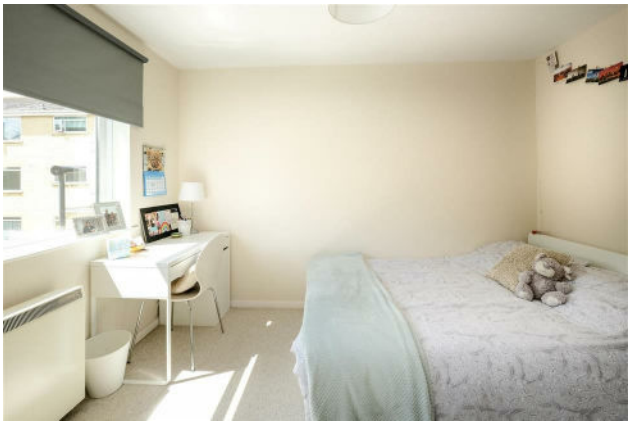
3 Rochfort Court, Forester Avenue, Bath



Total Area: 75.4 m² ... 812 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness www.energyassessmentservices.co.uk





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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