ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

TO LET



GROSVENOR PLACE, BATH £2,350 PCM

3 BED FLAT - MANSION BLOCK, FURNISHED

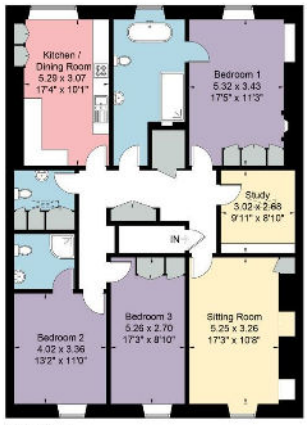
- Three Double Bedrooms
- Top Floor Apartment within Grade 1 Listed Building
- Beautifully Presented
- Spacious Accomodation
- Office/Study
- Off Street Parking Space
- Council Tax Band D
- Available furnished or unfurnished from early November.
- Available WIFI: Standard 7Mbps/0.8Mbps (Good) Superfast 80Mbps/20Mbps
- DEPOSIT ALTERNATIVE AVAILABLE





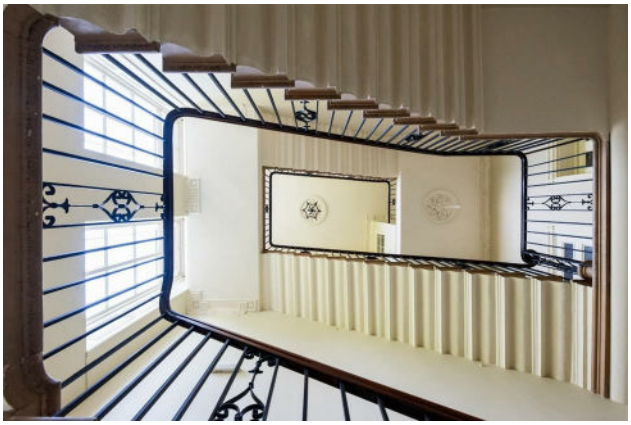
An elegant top floor apartment forming part of a Grade I Listed townhouse. Kitchen/diner with far reaching views, living room, three bedrooms, two en-suites, bathroom, study. Off road parking space plus free on street parking. The property is available furnished or unfurnished from early November.

Approximate Gross Internal Area = 141.8 sq m / 1526 sq ft



Top Floor

Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage





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.

ZEST PROPERTY SERVICES

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

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BRITISH PROPERTY AWARDS 2018 ★★★★★ GOLD WINNER ESTATE AGENT IN BATH

BRITISH PROPERTY AWARDS 2018-2019 ★★★★★ BRONZE WINNER LETTING AGENT IN SOUTH WEST - SOMERSET