



ELMHURST ESTATE, BATH
2 BED FLAT

£1,175

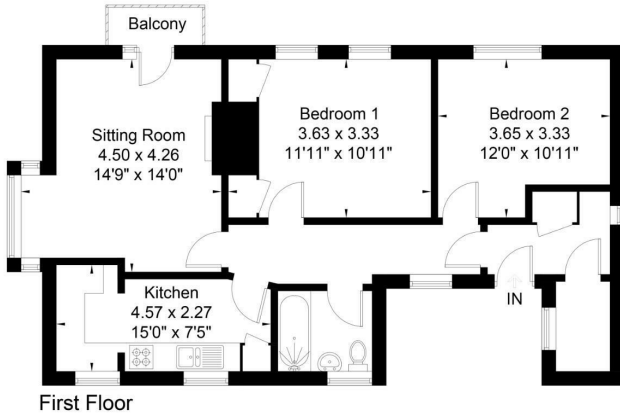
- Two Bedrooms
- Top Floor Flat
- Garden Access
- Sought after Village location
- Pleasant Countryside Views
- Council Tax Band A
- Free On-Street Parking



Zest are delighted to present this spacious two-bedroom top floor flat in the sought-after location of Batheaston. The property benefits from garden access, on street parking and gorgeous views towards Batheaston and across to the Bathampton Meadows. Perfect for a professional couple, single or two sharers.



95A Elmhurst Estate, Batheaston, Bath, BA1 7NR
Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



These plans are prepared in accordance with the guidelines set out by the RICS Code of Measuring Practice. While every attempt has been made to ensure accuracy, all measurements should be treated as approximate and are only for illustrative purposes only. Ask for details. Photography: iVideo Tours / iSee Parks Energy Performance Certificate: (Design: iPrint / www.roomplan.com) © Room - Creative Property Marketing Ltd 2021



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

