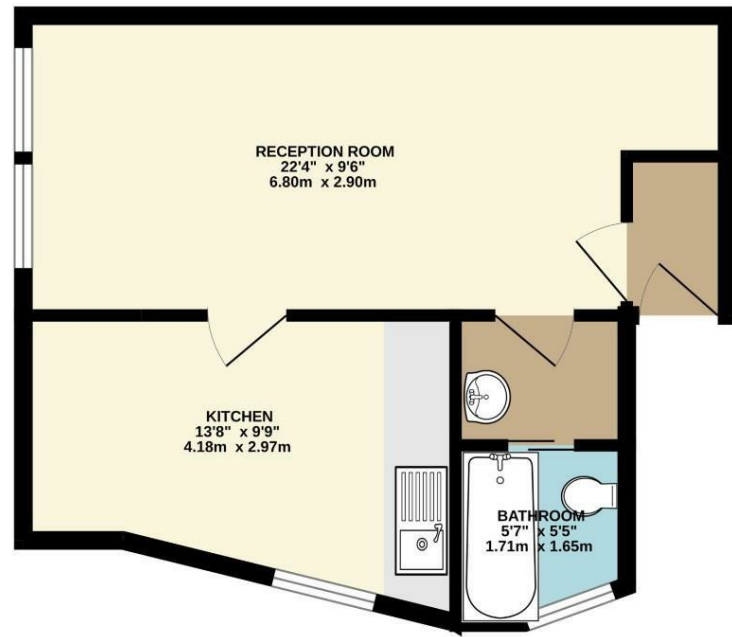
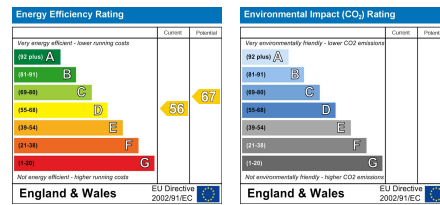


2ND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA - 375 sq.ft. (34.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, heights and other physical characteristics are not guaranteed to be exact and should be used as a guide only. The services, equipment and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Use at your own risk. ©2022

**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 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.

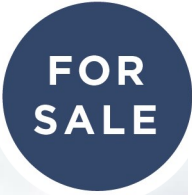
**ZEST ESTATE AGENTS**

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**GROSVENOR PLACE, BATH  
BA1 6AU**

**PCM  
£1,200 PCM**

**0 BEDROOM APARTMENT - MANSION BLOCK**

- Beautifully presented studio apartment
- Second floor apartment
- Available now
- Recently redecorated throughout
- Far reaching views
- Unfurnished



Zest are delighted to offer this exceptionally large and charming studio apartment on the second floor of a prestigious period building in Grosvenor House.

The property has many period features including high ceilings and tall sash windows adding to the light and airy feeling throughout the property. There is a separate natural kitchen with dining space, a large open plan living and bedroom area and separate bathroom with bath.

The property has a wonderful feel to it and is presented to the market in excellent condition, it has been redecorated throughout with new carpets. Viewing highly recommended, Available NOW!

There is free on-street parking to the front of Grosvenor Place. Plenty of local amenities can be found within walking distance. The centre of Larkhall village is less than a five minute walk-away, and provides a wide-array of amenities, including a small co-op, butchers, delicatessen, multiple cafes, newsagents, post office, and independent shops. The centre of Bath itself is less than a half-an-hour walk away, but can also be reached by the frequent bus service which runs along London Road, and stops opposite Grosvenor Place. For commuters, there is easy access to the M4 (J18 - 11 miles), and there are high speed rail links available from Bath Spa (1.5 miles) station.

APPLICANT GUIDE

1. Book a time with us to view the property.
2. If you wanted to make an offer for the landlord to consider then please complete the 'TENANT APPLICATION FORM' provided to you in your viewing confirmation email. If the landlord accepts your offer you will be required to pay the 'Holding Deposit' of 1 weeks rent to secure the property (only once the holding deposit has been paid). These funds upon successful signing of the final agreement will be deducted from your move in monies and is not a fee.
3. You will then be passed to our friendly, Zest New Lets team, who will commence your referencing, application and contracts process. If you later withdraw from the property, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into the tenancy agreement within the 15-day deadline your holding deposit will be retained. If the landlord decides not to proceed with the tenancy for reasons unrelated to the above, however, then your holding deposit will be refunded to you in full within 7 days. The security deposit is 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.
4. If renting on behalf of a Company to house employees, the Company Agency Fee (if applicable) of £468 will apply.
5. Please ensure you have photographic ID such as your passport, as you will be required to have the relevant

right to rent in the UK before we can proceed with your application.

6. Please have references for your employment, previous tenancies and, if self-employed, your latest set of company accounts to hand.
7. You will need to have a guarantor (in the absence of references) who is UK based and able to cover your obligations. Alternatively, you can pay all of the rent in advance.
8. Upon completion of referencing and signing of the AST you will be required to pay your first month's rent before the start date of your tenancy. Rent is paid monthly at the advertised PCM figure by bank transfer.

