



SOUTHGATE STREET, BATH
2 BED FLAT - DUPLEX,

£1,600 PCM

- Recently refurbished
- Two bedroom property
- One bathroom and additional WC
- Garage included
- Gas Central heating
- Central location
- Council tax band B
- EPC D
- Available 12th September

****FULLY BOOKED FOR VIEWINGS****Zest are pleased to present this recently refurbished two bedroom apartment located in Bath City Centre. This property features a snug, modern kitchen with appliances, spacious living space. two well sized bedrooms, modern bathroom and additional WC. This property benefits from beautiful features, large sash windows allowing in plenty of natural light and a garage.



30 Southgate Street,
 Bath BA1 1TP
 Main House
 1260 Sq Ft - 117 Sq M
 Garage
 159 Sq Ft - 14 Sq M
 Total Area
 1419 S Ft - 131 Sq M



©2019 Property Marketing 2019. Owned by NCC guidelines.
 All measurements are approximate and should not be taken as a statement of fact.
 Plans are for illustration purposes only. Not drawn to scale.

Capture.

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

