



LAMPARDS BUILDINGS, BATH

£1,095 PCM

1 BED FLAT/APARTMENT, UNFURNISHED

- One-bedroom flat off Julian Road
- Private Balcony
- Available now
- Offered unfurnished
- EPC Rating C
- Council Tax Band A
- Permit Parking
- Excellent access to Bath city centre



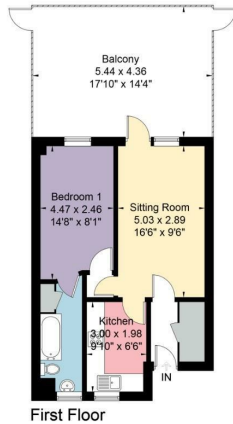
A bright and well-presented one-bedroom flat, ideally located just off Julian Road with local amenities close by. The property offers a spacious living room, modern fitted kitchen, good-sized double bedroom, and a contemporary bathroom. The flat also benefits from a private balcony and central heating.

Available now and offered unfurnished, this property is perfect for a single professional or couple looking to enjoy city living with excellent access to Bath's shops, cafes, and transport links.

Approximate Gross Internal Area = 43 sq m / 462 sq ft



Key
 Kitchen
 Living Area
 Bedroom
 Bathroom
 Storage



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice (which every attempt has been made to adhere to). Accuracy of measurements should be treated as approximate and as such are for guidance purposes only. Not to Scale. Photography (Drone) Video Tours Floor Plans Energy Performance Certificates (Design) Floor Plans (www.roomplan.com) © Room - Creative Property Marketing Ltd 2022

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

