



LAMBRIDGE PLACE, BATH

1 BED HOUSE, UNFURNISHED

£1,200 PER MONTH

- Top-floor one-bedroom flat
- Sought-after Larkhall location
- Comfortable living space
- Well-proportioned double bedroom
- Offered unfurnished
- Ideal for a single occupant or couple
- Deposit Alternative Available
- Council Tax Band A

Zest are delighted to present this charming top-floor one-bedroom flat in the sought-after Larkhall area of Bath.

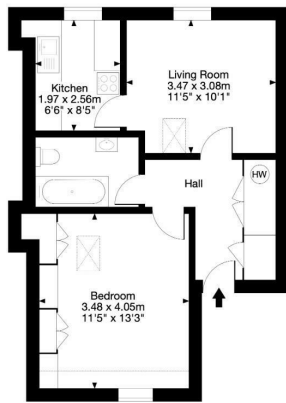
The property offers a comfortable living space, a separate kitchen, a well-proportioned double bedroom and bathroom. Positioned on the top floor, the flat provides a peaceful and private setting while being conveniently located for the amenities of Larkhall and easy access into Bath city centre.

Allocated parking is available on a first-come, first-served basis and cannot be guaranteed. Additional free on-street parking is available nearby.

Offered unfurnished, this lovely apartment would make an ideal home for a single occupant or couple looking to enjoy the popular Larkhall neighbourhood. Deposit alternative available.



Top Floor Flat, 13 Lambridge Place Bath, Somerset BA1 6RU
 Gross Internal Area (Approx.)
 42 sq m / 452 sq ft



Top Floor

Capture Property Marketing 2020. Down to RICS guidelines. Not down to scale. Plans for illustration purposes only. All fixtures, floor coverings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

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.

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