

Flat 4, 2 Grosvenor Place Bath, Somerset BA1 6AX  
Approx. Gross Internal Area  
Total Area - 398 sq ft - 37 sq m



Zest, 1a Mile End, London Road, Bath, BA1 6PT  
happytohelp@zestlovesproperty.com  
01225 481010

**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 supplied for guidance 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

1A MILE END  
LONDON ROAD  
BATH  
BA1 6PT

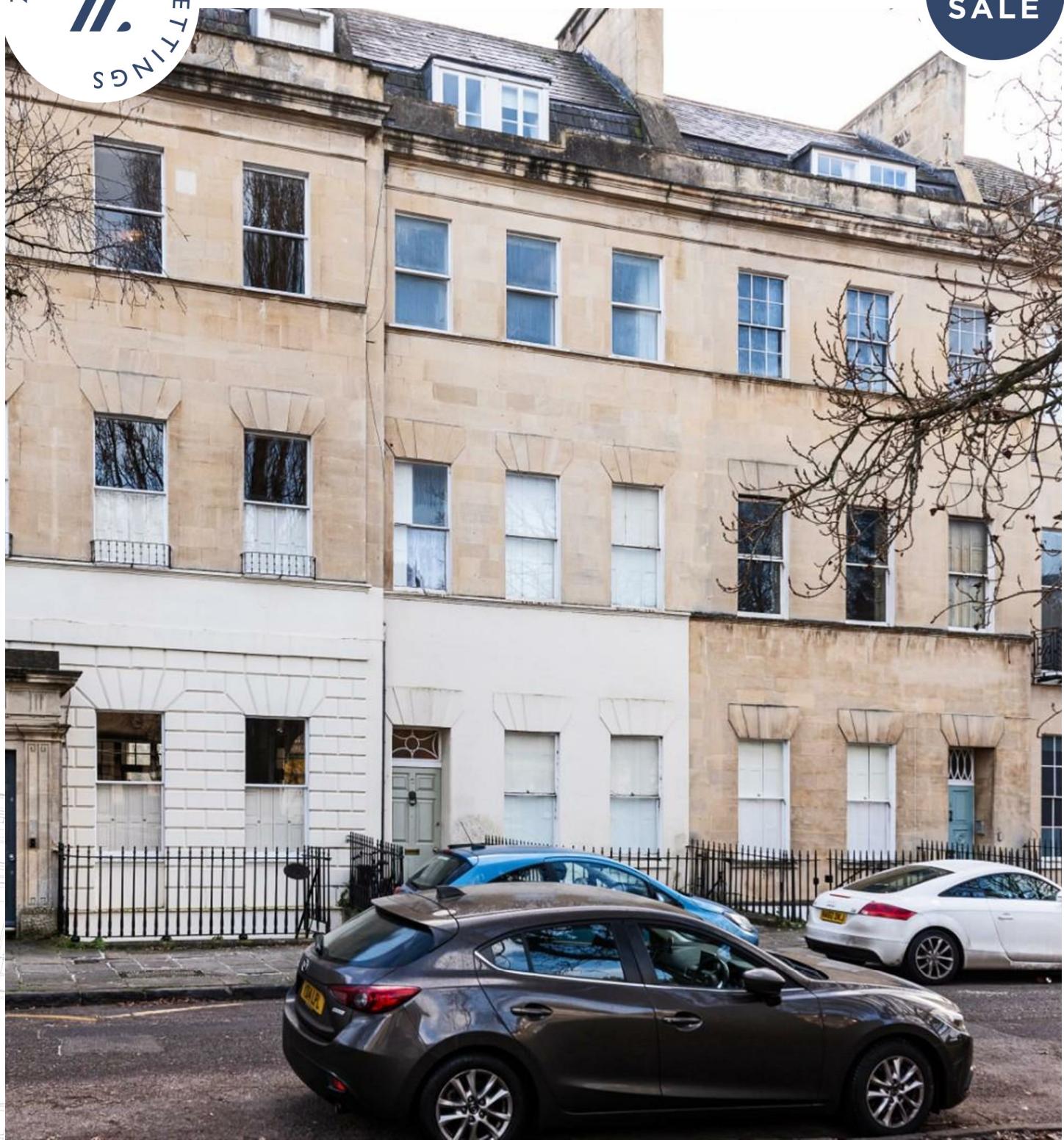
T: 01225 481010  
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



ZEST SALES &  
LETTINGS

01225 481010 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR  
SALE

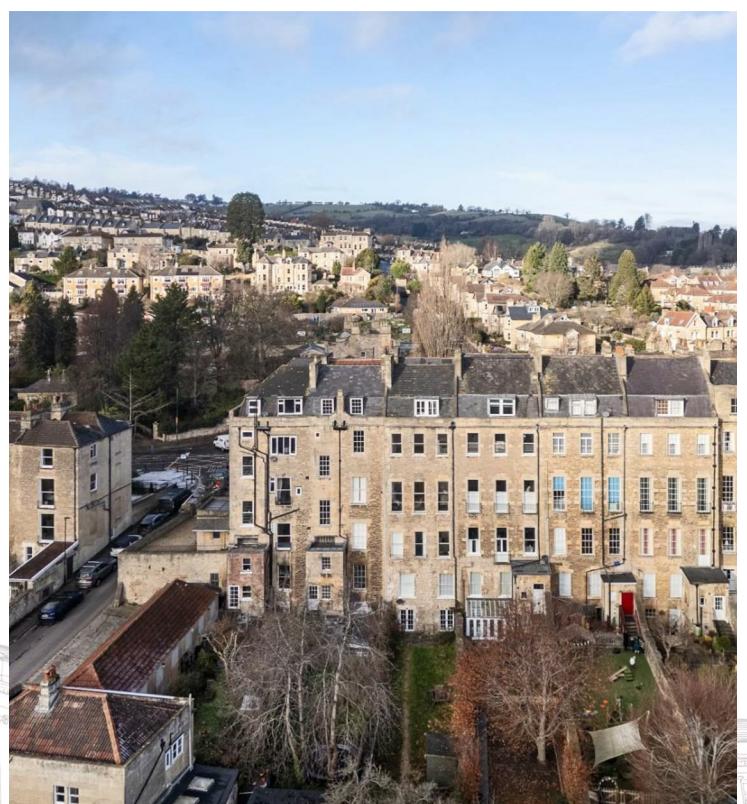


## GROSVENOR PLACE, BATH BA1 6AX

**GUIDE PRICE  
£210,000**

### 1 BEDROOM APARTMENT - STUDIO

- First floor studio apartment in Grade I building
- Well equipped modern kitchen and bathroom
- Free on street parking. No onward chain
- 20ft living/bedroom with full length window overlooking open countryside
- Close to local amenities of Larkhall village
- Leasehold, Council tax band A, EPC rating E



#### DESCRIPTION

A superb first floor studio apartment, perfectly suited to investors and first-time buyers alike. Set within an impressive Grade I listed building, the property has been tastefully and sympathetically decorated throughout. The accommodation offers a generous open-plan living and sleeping area, showcasing a stunning original fireplace, separate kitchen fitted with modern appliances, and a contemporary bathroom featuring a shower over the bath. Further benefits include pleasant south-facing rear views, free on-street parking, and no onward chain.

#### LOCATION

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.

#### TENURE

999 year lease commencing 2014  
Management Company: Bath Leasehold Management  
Management Fee: £125 PCM  
Subject to change