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**Basement Flat, 9 Duke Street, Bath BA2 4AG**  
Approx. Gross Internal Area  
Total Area - 1,817 sq ft - 169 sq m



**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.

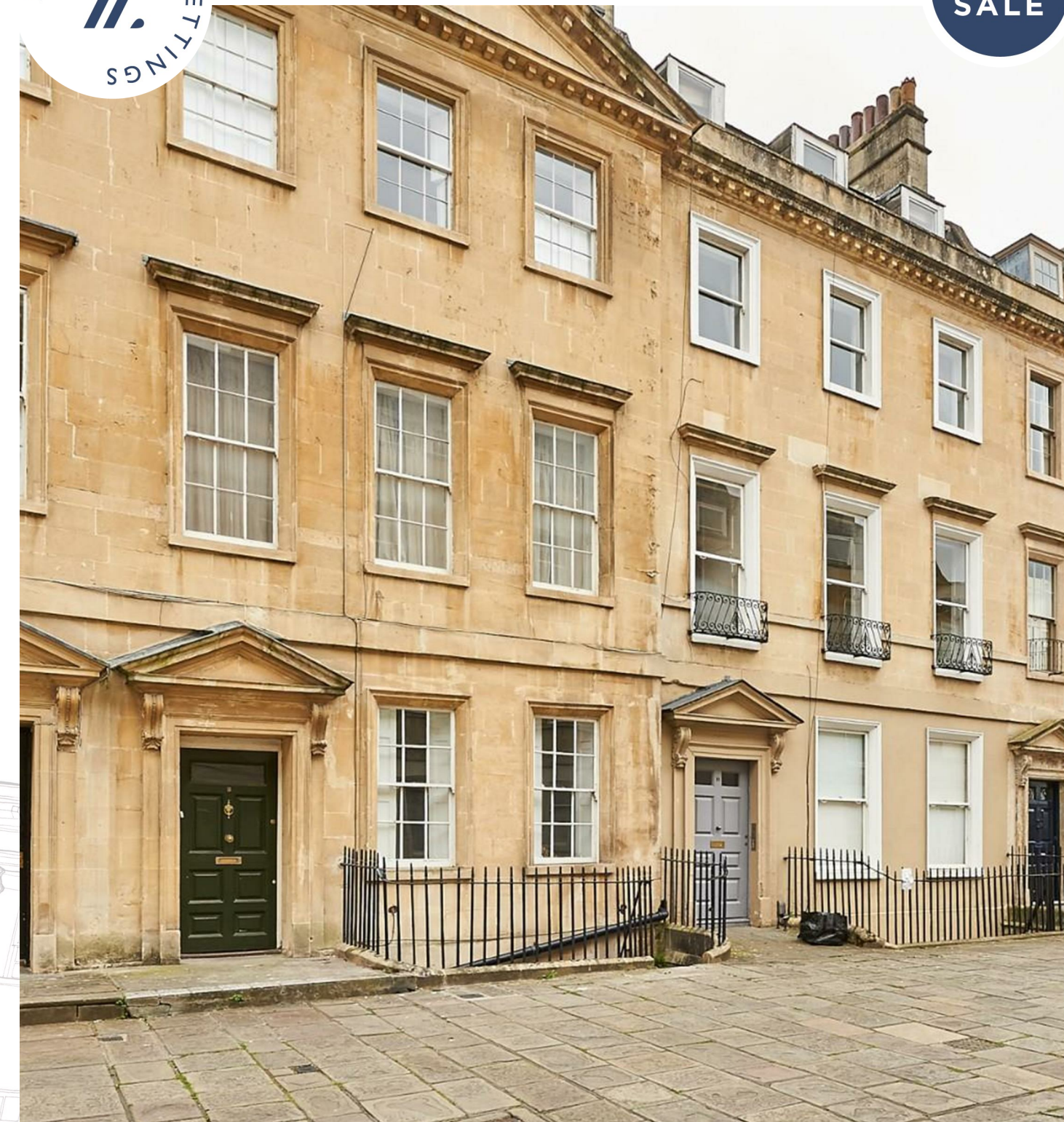
**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**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

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## DUKE STREET, BATH BA2 4AG

**OFFERS IN EXCESS OF  
£600,000**

### 3 BEDROOM MAISONETTE - GARDEN

- Garden Maisonette within a Grade I Listed Georgian Town House
- Three bedrooms, luxury bathroom, cloakroom
- Living room with dining area, kitchen/breakfast room
- Pedestrianised street within the heart of the city centre
- Pretty private walled garden
- EPC exempt. Leasehold. Council tax band C



## DESCRIPTION

A beautifully presented garden maisonette forming part of a magnificent Grade I listed Georgian town house. Duke Street is a pedestrianised street within the heart of the city centre, just a few minutes walk from Bath Spa train station. The property has been sympathetically renovated to an exceptionally high standard, having retained many period features complemented by a private walled garden. The accommodation is spread over two floors offering a charming living room with period fireplace, sash window, picture rail and paneling. A newly fitted kitchen with breakfast bar, three good sized bedrooms and a luxury bathroom with separate shower and bath. From the garden level there is direct access to a good sized level walled garden, ideal for alfresco dining. Storage vaults.

## LOCATION

The property is situated in the very heart of the city, close to the River Avon, Bath Abbey, Parade Gardens, The Recreation Ground (Bath Rugby) and Bath Sports and Leisure Centre. The extensive range of local amenities on offer in the centre of Bath are within a short level walk, as is Bath Spa train station (just five minutes away on foot) with its direct line to London Paddington. A wonderful selection of bars, cafés and restaurants plus excellent shopping can also be found 'on the doorstep'.

## TENURE

Leasehold - 999 year lease from March 1986  
Management charge £140pcm  
Ground rent: NA  
Management company - Bath Leasehold Management

