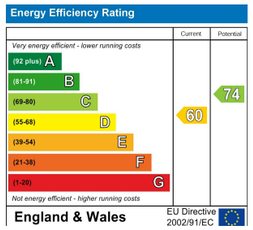
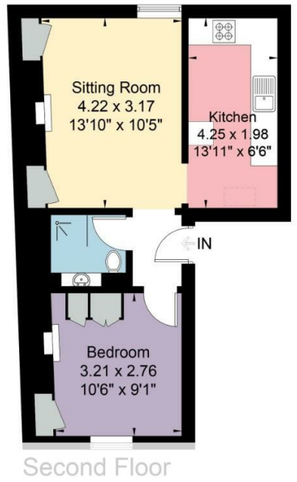


Flat 5, 2 Cleveland Place East, Bath, BA1 5DJ

Approximate Gross Internal Area = 41.2 sq m / 443 sq ft

room



Second Floor

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. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale.

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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BATH
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E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

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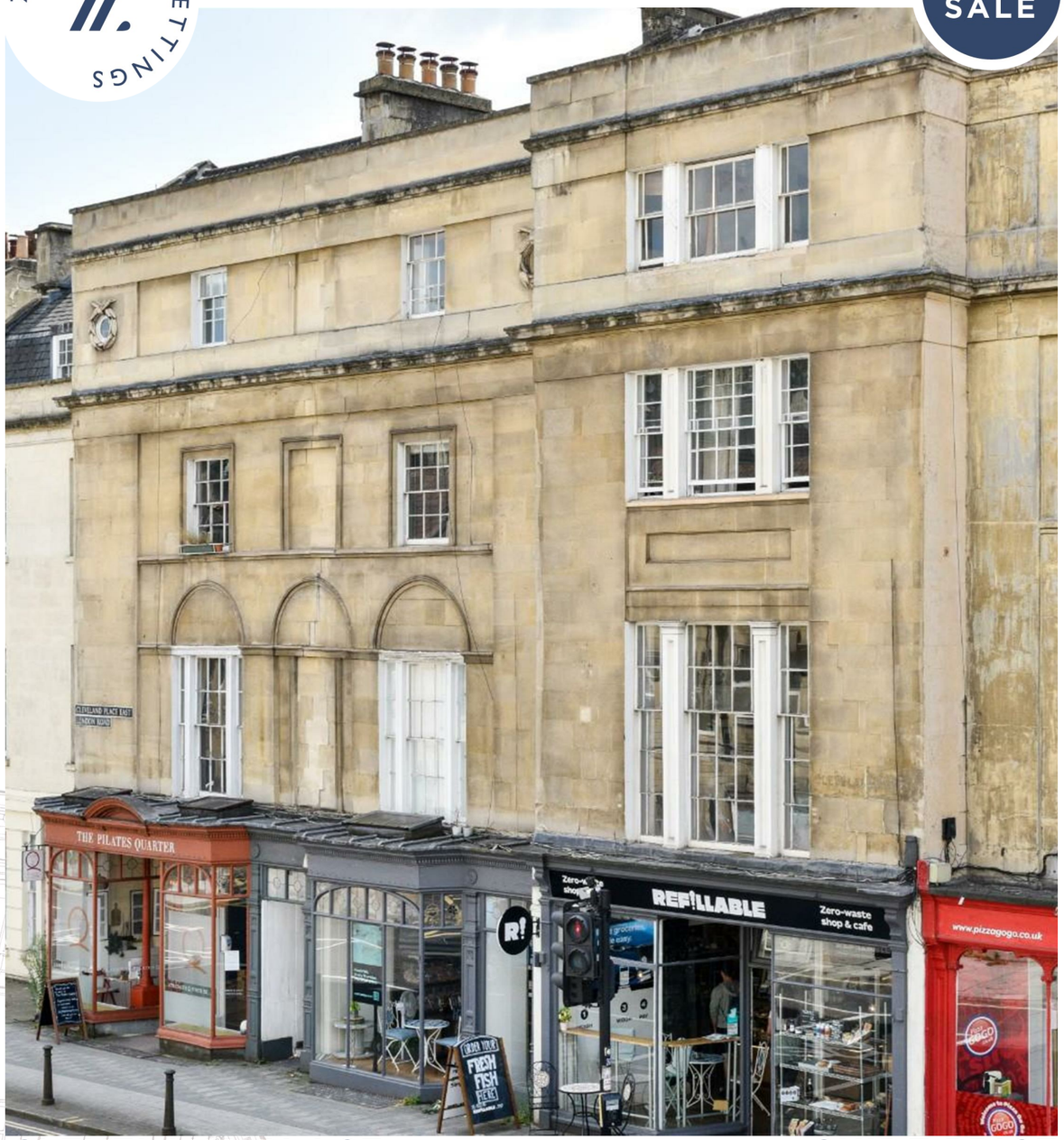
FOR SALE

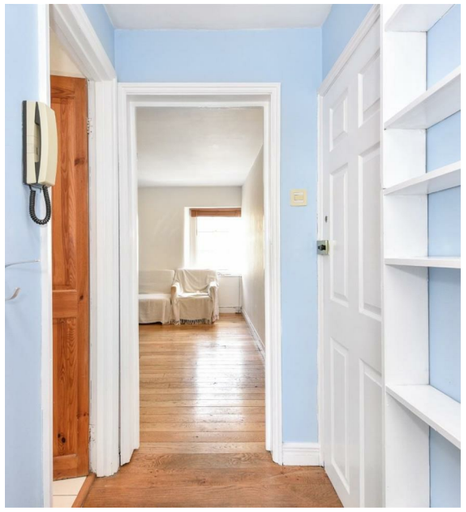


CLEVELAND PLACE EAST, BATH

1 BEDROOM FLAT

GUIDE PRICE £210,000

- Perfectly positioned one bedroom apartment within a level walk to the city centre
- Living room with period fireplace
- Well equipped kitchen
- EPC rating D, Council Tax Band A, Leasehold. No onward chain
- South facing rear double bedroom
- Modern light and spacious wet room



DESCRIPTION

A bright and airy one bedroom apartment forming part of the handsome Cleveland Place East, on the ever evolving London Road, offering multiple choices for green space in the immediate vicinity, to include the historical Hedgemead Park, Kensington Meadows and Sydney Gardens. Through the well maintained communal hall, on the top floor, off the spacious entrance hall, there is the south facing double bedroom with beautiful exposed floorboards and period fireplace, a light and contemporary tiled wash room with plenty of storage space, the light and spacious living room centered around the period fireplace and the kitchen with plenty of natural light from the large sky light above. Gas central heating. No onward chain.

LOCATION

The property is located amongst an abundance of local amenities on London Road which include a Morrisons supermarket, delicatessen, coffee shop, refill green grocers, veterinary clinic, pubs and post office along with independent galleries, furniture shops and a petrol station. There is nearby access to the River Avon and Kennet & Avon Canal for walking and cycling. There are also some excellent state and independent schools within easy reach which include St Saviour's and St Mark's Schools in Larkhall, St Stephen's Primary School, Kingswood and The Royal High Schools in Lansdown and King Edward's Schools on North Road. Cleveland Place East is on a level walk into Bath centre via the oldest commercial shopping street that is Walcot artists quarter, offering a glass workshop, cosmetics studio, vintage clothes shops, barbers and hairdressers and the famous Bell pub. Great transport links with junction 18 of the M4 motorway approximately 8 miles to the north, Bristol Airport is 18 miles to the west and Bath Spa Train Station 1.2 miles away, and regular buses.

TENURE

Freeholders - Cleveland Place East Ltd
Leasehold commenced - 1989 for 999 years
Management Company - Bath Leasehold Management
Service Charge - £175pcm
Ground Rent included within the Service Charge.
Subject to change