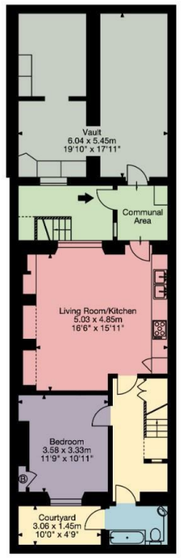
**Basement Flat, 40 Bathwick Street, Bath BA2 6PA**
Approx. Gross Internal Area
1,098 sq ft - 102 sq m




Basement

**KEY**

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage
- Communal Area

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

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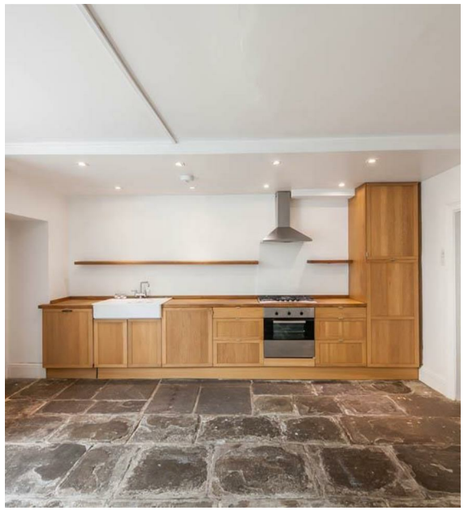
FOR SALE

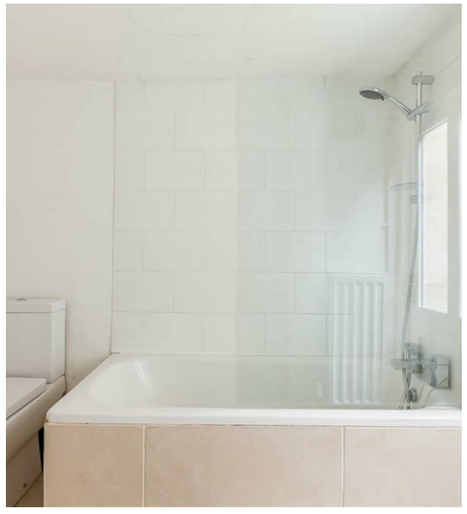
# BATHWICK STREET, BATH
# BA2 6PA

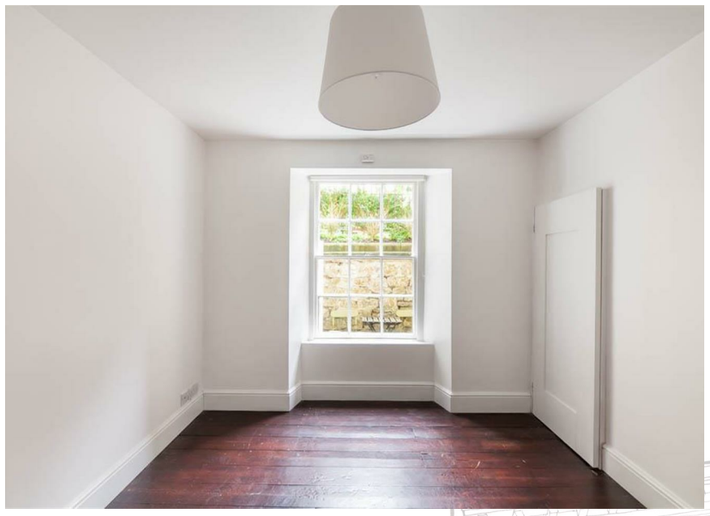
## GUIDE PRICE £260,000

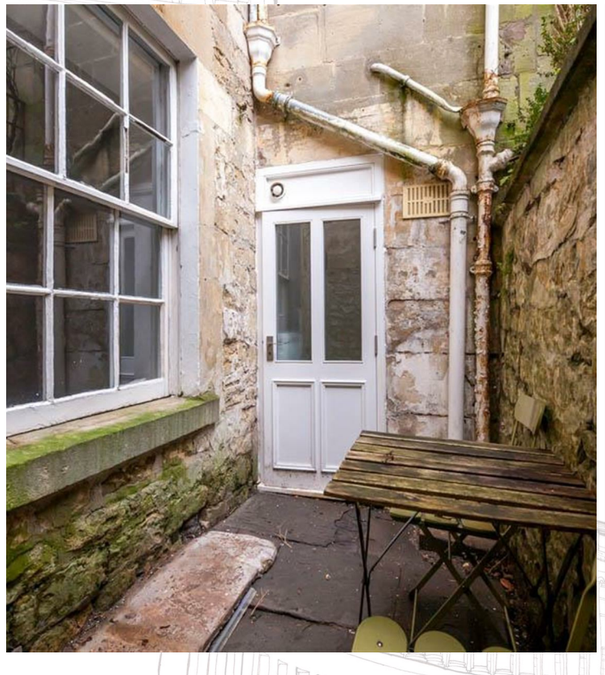
1 BEDROOM APARTMENT

- A spacious courtyard apartment forming part of a Grade II Listed building
- Living/dining room with kitchen
- Home office area with storage
- Within a short level walk of the city centre
- Double bedroom, bathroom
- Private courtyard to the rear and storage vaults to the front









## DESCRIPTION

An impressive courtyard apartment set in a sought after location just a few minutes walk from the city centre, via Henrietta Park. This one bedroom apartment boasts many period features and incorporates a well equipped kitchen area, area for home office with storage, a double bedroom and a bathroom. The property also has a private courtyard to the rear and storage vaults to the front. No onward chain.

## LOCATION

Bath city centre is on your doorstep here providing numerous cultural, leisure and shopping facilities including the Thermae Bath Spa, the Theatre Royal, a variety of art galleries and museums, as well as premiership rugby. Bath is a World Heritage city that is famous for its Georgian architecture and Roman origins and is positioned in the River Avon valley, close to the M4 (J18 - 10 miles). London Paddington is 90 minutes from Bath Spa station. The city is well served with schools, a college and two universities.

## TENURE

999 year lease, commenced in 1982
Management company - 40 Bathwick Street (Bath) Management Company Ltd
Management charge £83.33 pcm, ground rent £20pa - subject to change