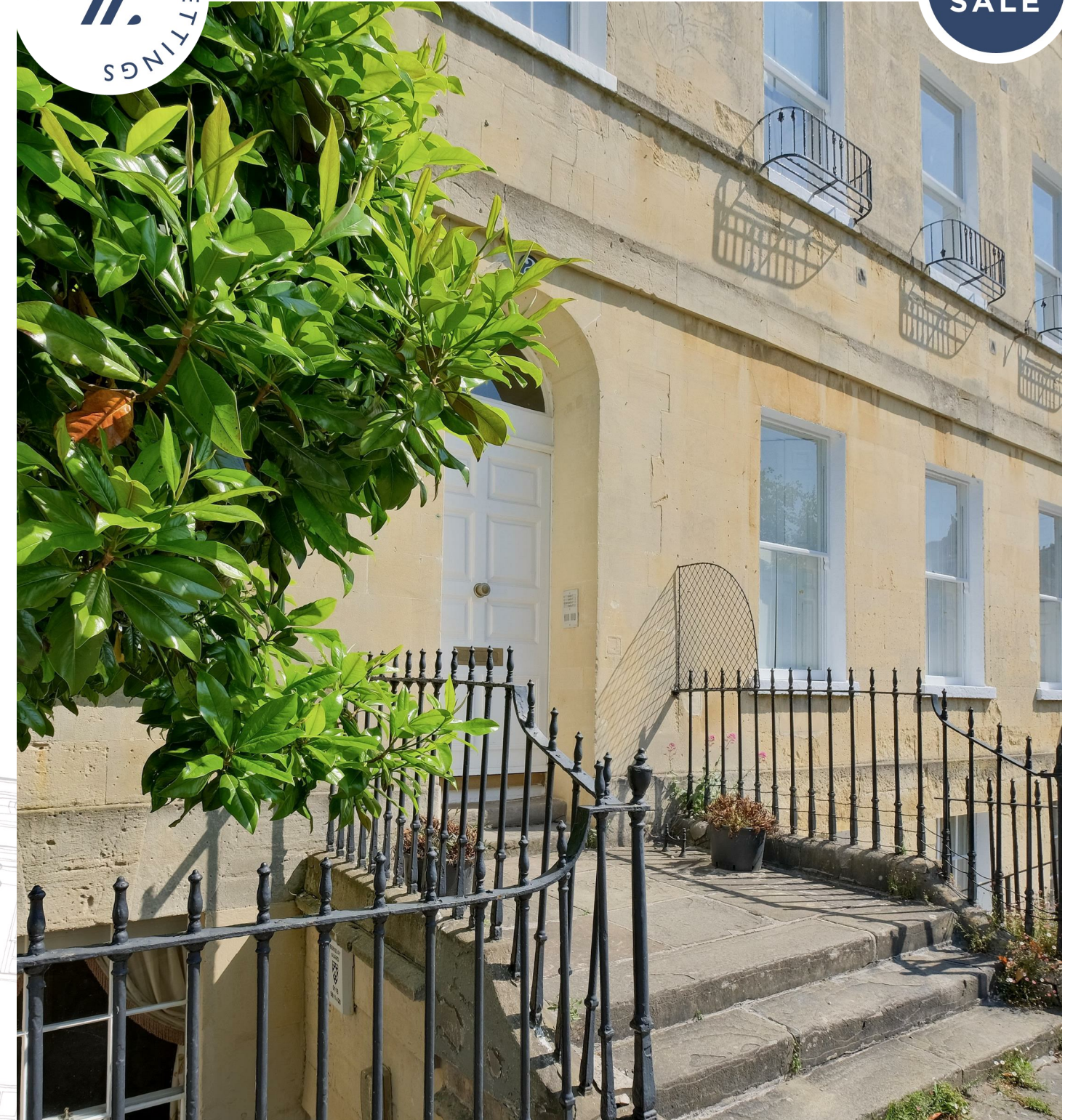




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PORTLAND PLACE, BATH BA1 2RU

**GUIDE PRICE
£325,000**

1 BEDROOM FLAT - CONVERSION

- Fabulous 23ft living room with kitchen
- A few minutes walk away from the city centre and train station
- Southerly aspect to both principle rooms with far reaching views
- Double bedroom with ensuite bathroom
- Separate WC and storage cupboards
- Recently updated to a high specification

FLOOR AREA
61.9 sq.m. (666 sq.ft.) approx.



TOTAL FLOOR AREA : 61.9 sq.m. (666 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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Description
Portland Place is an elegant Georgian terrace built in 1786 by John Eveleigh and situated on the lower slopes of Lansdown a stone's throw away from the the Royal Crescent. The apartment is part of a beautiful Grade II listed building. It enjoys many period features including sash windows, working shutters, period fireplace and fabulous high ceilings.

This impressive one bedroom apartment is flooded with light and has been sympathetically updated, combining period charm and modern day living providing spacious and airy accommodation. The accommodation has been recently refurbished to high standards and is in excellent condition throughout. It comprises of a substantial

living room with comprehensive kitchen, double bedroom, en suite shower room, separate cloakroom and storage cupboards. The building itself is well maintained and communal areas have recently been re decorated.

Location
Portland Place is situated in a quiet location on the lower northern slopes of Lansdown next to the facilities of St James Square and Julian Road, as well as a short walk from the city centre with its even more comprehensive range of shops and amenities. It also offers easy access to Junction 18 of the M4 without having to cross the city.

Additional Information
Lease : 999 years commenced 1989
Management Company: Portland Place

Bath Management Ltd
Service Charge: £924.87 per annum - subject to change
Ground Rent: N/A
Local Authority: BANES
Parking: Residents parking permit

VIEWING ARRANGEMENTS Viewings via the sole agents only:

