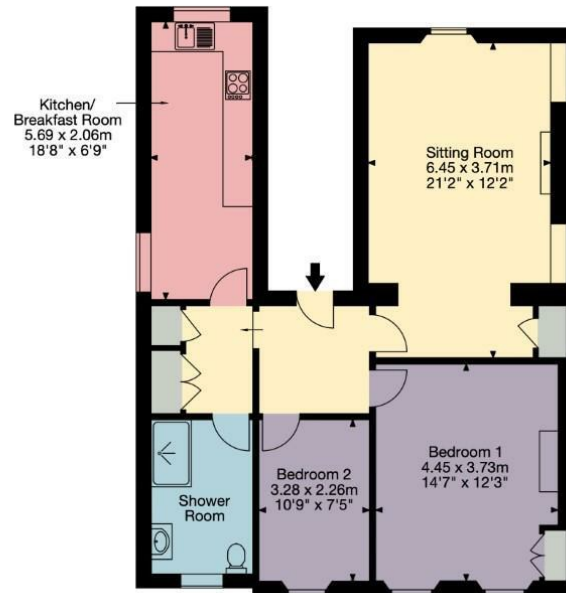
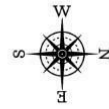


Flat 1, 15 Catharine Place, Bath BA1 2PR
 Approx. Gross Internal Area
 Total Area - 863 sq ft - 80 sq m



- KEY**
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

First Floor

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.

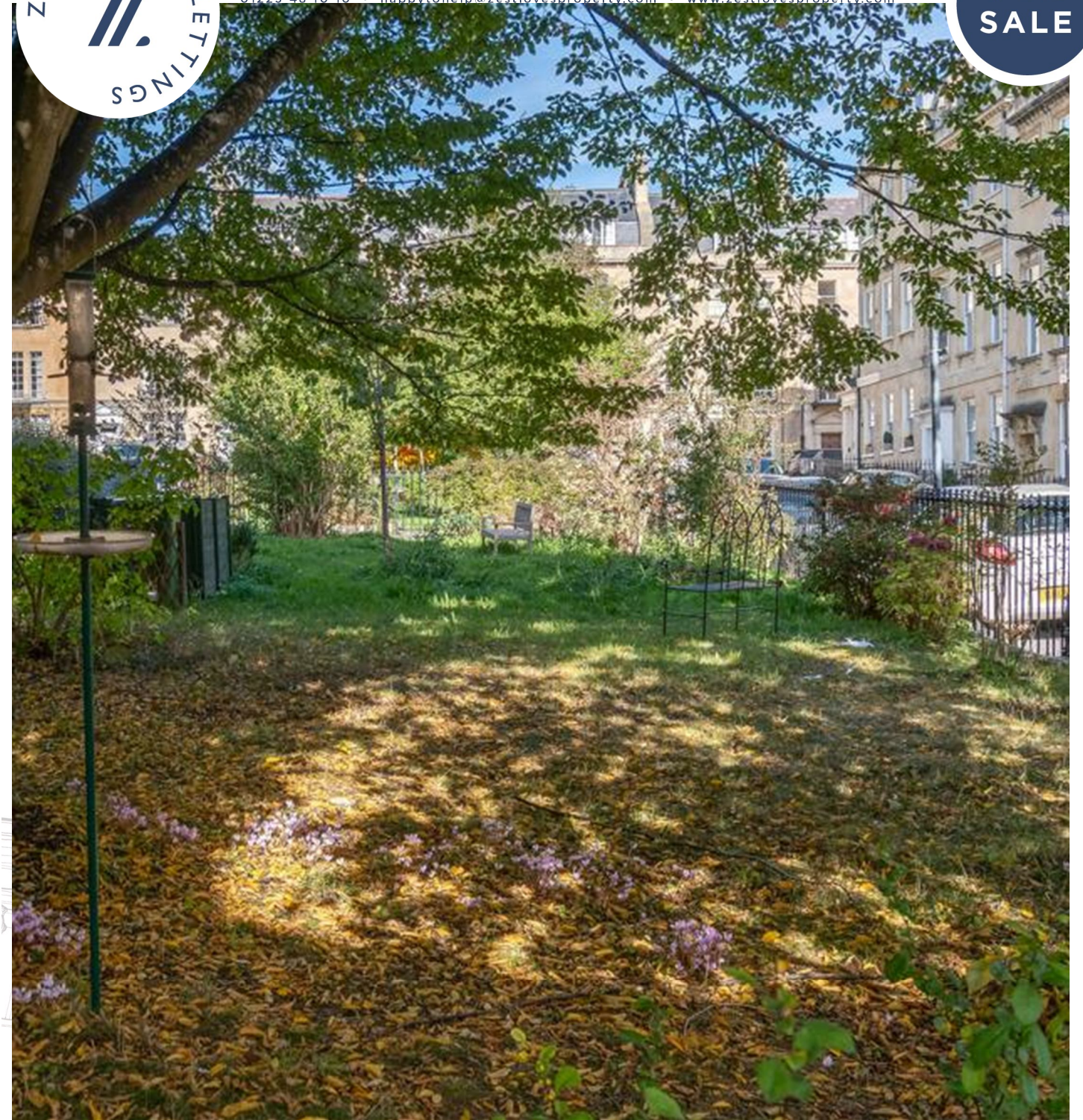
ZEST ESTATE AGENTS

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

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**CATHARINE PLACE, BATH
 BA1 2PR**

**GUIDE PRICE
 £600,000**

2 BEDROOM APARTMENT

- Amazing Grade II Listed First Floor Apartment
- Exquisitely refurbished
- Front and Rear views
- Stone's throw from Royal Crescent and Circus
- Highly successful Holiday Let with consent in the lease
- EPC exempt, Leasehold



DESCRIPTION

A stunning first floor apartment forming part of a splendid Grade II Listed building, set in the picturesque location of Catharine Place. The apartment is currently being used as a holiday let and has been exquisitely refurbished to enhance period features while offering high spec amenities for modern day living. Large sash windows flood the apartment with natural light and offer leafy treetop views over the square. The Sitting room is very spacious, it has high ceilings and a beautiful original fireplace. The principle bedroom is incredibly spacious, it boasts another beautiful fireplace and ample built in storage. The second bedroom, is lovely and light with space for twin beds. Original wooden floor boards have been beautifully restored throughout the living room and bedrooms. The kitchen/breakfast room is equipped with a variety of integrated appliances and features a range of base and wall units as well as a breakfast bar. The property also benefits from a beautiful luxury

shower room with a large shower cubicle and stunning vanity unit.

CITY CENTRE LOCATION

Catharine Place is just a stones throw from the Royal Crescent and Royal Victoria Park as well as the fabulous shops and cafes on Margaret's Buildings. Bath's compact centre is overflowing with places to eat and drink, plus some of the finest independent shops in Britain, making it an ideal place to live. Immerse yourself in Bath's remarkable collection of museums and galleries, and enjoy year-round festivals, theatre, music and sports. Transport links are straightforward, trains run to London Paddington every 30 minutes with the journey time taking approximately 1 hour and 15 minutes.

Tenure

Leasehold. 999 years from 2006. Ground rent £100 pa. Management company - 15 Catharine Place Management Company Limited. Management Charge - £83.33pcm. Holiday lets permitted. Subject to change.

