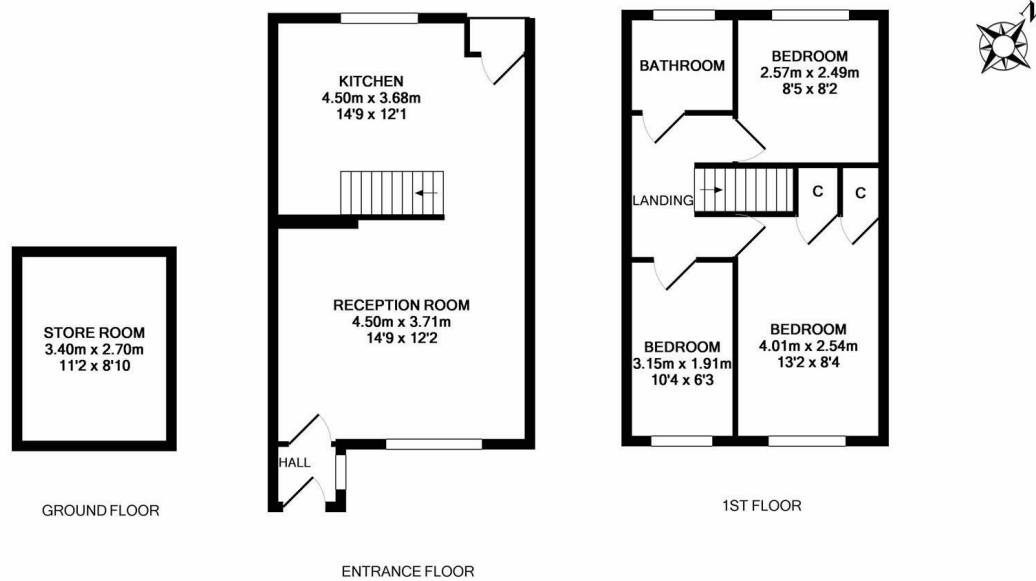


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		80	80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 78.2 SQ.M. (842 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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**FOR SALE**



## SNOW HILL, BATH BA1 6DF

**GUIDE PRICE  
£250,000**

### 3 BEDROOM MAISONETTE

- A well presented three bedroom maisonette situated within an easy walk of the city centre
- Private rear garden
- Far reaching views
- Living/dining room, kitchen, bathroom and separate store, ideal for bikes
- On street permit parking
- Council Tax Band A, EPC rating C, Leasehold



**Description**

A well presented three bedroom maisonette, situated just off London Road in Bath, close to the elegant Hedgemoad Park and a short walk to the beautiful canal walks and city centre. The property boasts a private entrance with porch, light and airy living space with south facing balcony, and far reaching views over the city opening up onto a well equipped kitchen and fully enclosed rear garden. On the first floor there are three good sized bedrooms and a bathroom. On the ground level is a private store room with both power and light and makes for a handy store away for bikes. On street permit parking. New grey zinc roof in 2020 with a 60-100-year lifespan.

**Location:**

The property is within easy walking distance of the City Centre and Bath Spa Train Station which offers high speed trains to the rail network including London Paddington (approximately 90 minutes). Local shops can

be found nearby in Larkhall village.

Larkhall offers an excellent array of local amenities which include a good state primary and senior school, a doctors, dental practice and chemist, supermarket, an award-winning deli, greengrocers, butchers and more. There is also a local theatre and an active community centre. The World Heritage City of Bath is within a one mile walk and offers a wonderful array of chain and independent shopping, a fine selection of restaurants cafes and wine bars and many well respected cultural activities. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, and many excellent state and independent schools are within easy reach.

**Tenure**

125 year lease, commenced in 2004.

Management company: Curo. Freeholder: Bath City Council. Management Charge: £117pcm. Ground Rent: £10pa. (Subject to change)

