

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	76
(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	

Ascension House, Flat 16, Moorfields Road, Bath, Somerset, BA2 2HX
 Approx. Gross Internal Area
 513 sq ft - 48 sq m



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

Fourth 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 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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**ASCENSION HOUSE, BATH
 MOORFIELDS ROAD BA2 2HX**
 1 BEDROOM FLAT

**GUIDE PRICE
 £170,000**

- Spacious apartment with far reaching views
- One bedroom, kitchen, living room, bathroom
- Close to the local amenities of Bear Flat and local schools
- Ideal for a first time buyer or investor
- Gas central heating and double glazing



DESCRIPTION

An excellent opportunity for a first time buyer or an investor to purchase a spacious one bedroom apartment. The apartment benefits from spectacular views and easy access to the City centre and transport links beyond. Entered via a secure communal area the property has a well proportioned entrance hall leading though to a lounge/dining room, kitchen, one bedroom and a family bathroom. The property has gas fired central heating and double glazing.

LOCATION

Situated in an elevated position on the southern slopes of the Georgian city of Bath the property benefits from far reaching northerly views. The property is within close proximity to Moorland Road (shops, sainsburys, cafe, bar, takeaways)

and Oldfield Park being high catchment area for students and professionals alike with regular bus services to city centre and the University. Also within easy reach is the Bear Flat, there is local shopping facilities including, Tesco Express, a Co op, post office, delicatessen/café, restaurants and pub. Local schooling includes Moorlands Infants and Junior Schools, St John's Catholic Primary School, St Gregory's, The Paragon & Prior Park College, Hayesfield School and Beechen Cliff.

Englishcombe Lane is within easy reach of both Bath's dynamic city centre and the area's stunning natural surroundings. There is a regular bus service into the City Centre and there is easy access to the South of Bath via the A36. The World Heritage City of Bath has rich cultural,

