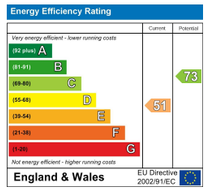

Approximate Gross Internal Area = 42.2 sq m / 454 sq ft

Ground Floor

Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024

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.

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BRITISH PROPERTY AWARDS 2017 – GOLD WINNER – ESTATE AGENT IN SOUTH WEST - SOMERSET
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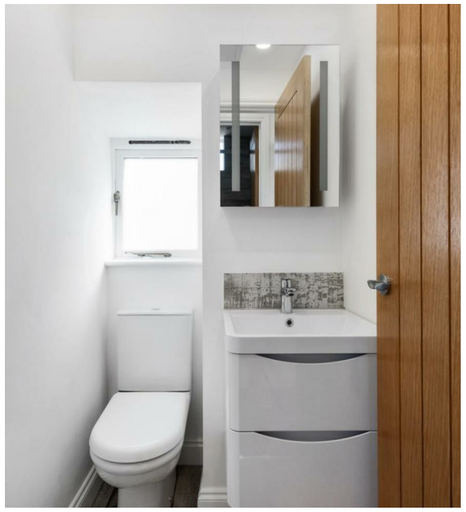
FOR SALE

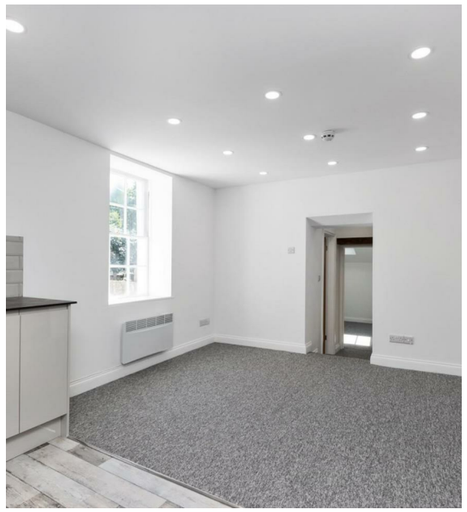
LOWER EAST HAYES, BATH
BA1 6AN

GUIDE PRICE £230,000

1 BEDROOM APARTMENT - GROUND FLOOR

- One bedroom ground floor apartment, recently refurbished throughout
- Good sized double bedroom, W.C and separate walk in shower room
- On street permit parking, no onward chain. Grade II listed building.
- Open plan kitchen/living room with all new integrated appliances
- Rear courtyard garden
- Leasehold, EPC rating E (before refurbishment), Council tax band A



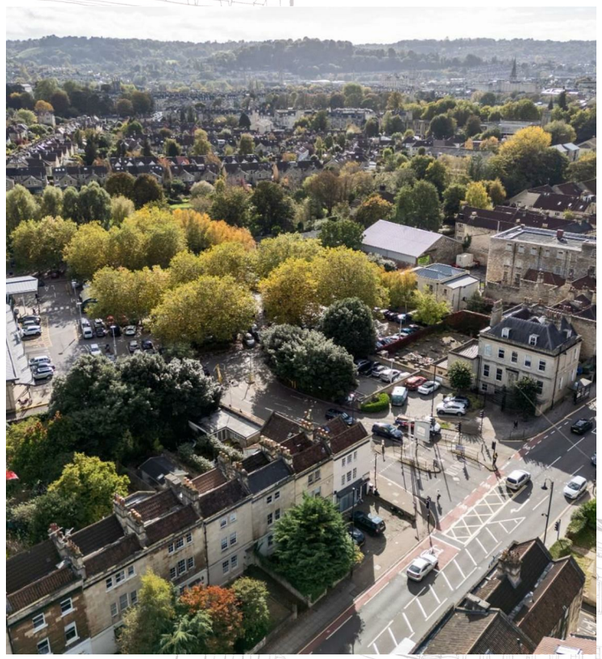
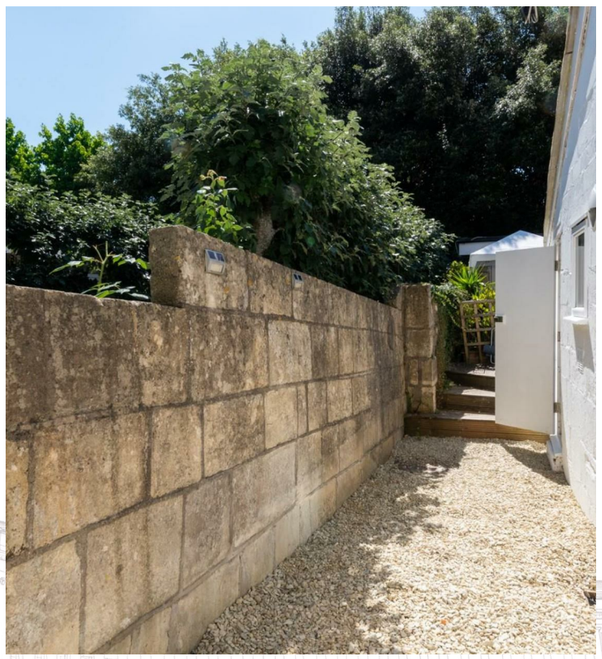


DESCRIPTON

This modern one-bedroom apartment is set on the ground floor of an elegant Grade II listed Georgian townhouse and has been recently refurbished to a high standard throughout. The open-plan kitchen and living area features a stylish new kitchen with integrated appliances, while the lounge retains character with a striking original fireplace. The layout includes a separate W.C., a contemporary walk-in shower room, and a generous double bedroom that opens onto a private courtyard garden. Ideally located with nearby on-street permit parking and offered with no onward chain, this property is perfect for first-time buyers, professionals, or investors.

LOCATION

Lower East Hayes is situated between Walcot and Larkhall, Plenty of local amenities can be found within walking distance. The centre of Larkhall village is less than a five minute walk-away, and provides a wide-array of amenities, including a small co-op, butchers, delicatessen, multiple cafes, newsagents, post office, and independent shops. The centre of Bath is less than half-an-hour walk away, but can also be reached by the frequent bus service which runs along London Road. For commuters, there is easy access to the M4 (J18 - 11 miles), and there are high speed rail links available from Bath Spa (1.5 miles) station. Kensington Meadows are just behind the property which provides access to the canal path which offers a pretty walk along the tow path to Bradford on Avon and beyond, with access to Bath and Bristol in the opposite direction.

TENURE

Leasehold - new lease to be drawn up.
Ground rent - £50 per annum
Details TBC