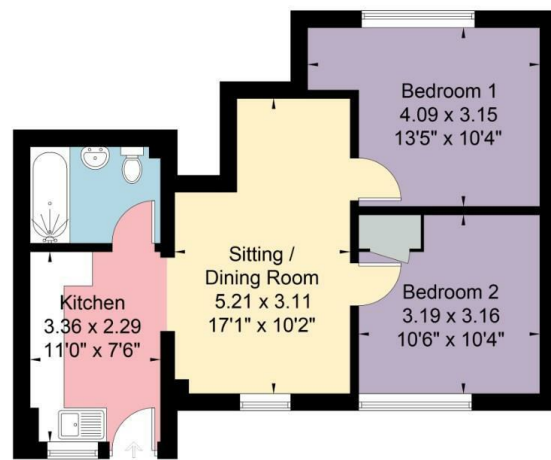


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 49.7 sq m / 534 sq ft

room



- 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 (Drawn) Video Tours (Floor Plans) Energy Performance Certificates (Design Print) www.room.com © Room - Creative Property Marketing Ltd 2019

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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FOR SALE



**NEWTON ROAD, BATH
BA2 1RW**

**GUIDE PRICE
£195,000**

2 BEDROOM FLAT

- A well presented ground floor apartment with its own private entrance
- Two double bedrooms and a bathroom
- Garden and off road parking for two vehicles
- Well equipped kitchen, living room with dining area
- Close to local schools and shops, offered with no onward chain
- Leasehold, EPC rating C, Council tax band A



DESCRIPTION

A spacious and light ground floor apartment with its own private entrance, made of a non standard construction. This well presented apartment comprises of a kitchen, a generous living room with a dining area, two double bedrooms and a bathroom. The property also includes a level garden and off street parking for two vehicles. No onward chain.

LOCATION

Often referred to as 'Bath's hidden gem' Twerton is typically a more affordable residential area, located on the south side of the city. With a community owned football club (Bath City FC - capacity 8,840) and a 37 acre City Farm (Bath City Farm) there is plenty going on in Twerton to keep you occupied. There are a number of local amenities, including convenience stores, hairdressers, bakers, off licence,

pubs and a number of Ofsted rated Good and Outstanding schools nearby. Located just a couple of miles from the city centre, with easy access links to Oldfield Park Railway Station for travel to London Paddington and Bristol.

TENURE

125 year lease to commence upon completion

