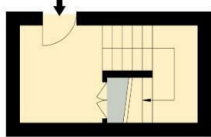
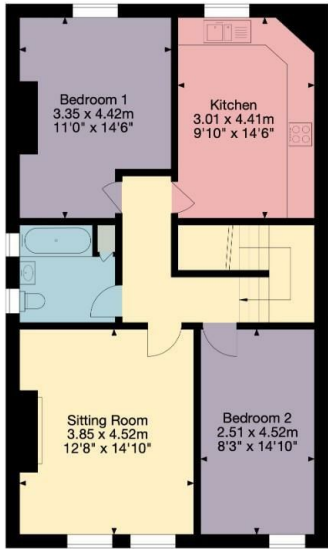


**Flat 4, 78 Lower Oldfield Park, Bath BA2 3HP**  
Approx. Gross Internal Area  
Main House = 882 sq ft - 82 sq m  
Garage / Store = 161 sq ft - 15 sq m  
Total Area = 1,043 sq ft - 97 sq m

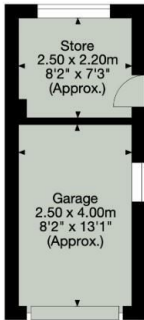


Ground Floor



First Floor

**KEY**  
Kitchen  
Living Area  
Bedroom  
Bathroom  
Storage



Garage / Store

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

T: 01225 48 10 10  
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

**FOR  
SALE**



## LOWER OLDFIELD PARK, BATH OFFERS IN EXCESS OF BA2 3HP

### 2 BEDROOM FLAT/APARTMENT

- A beautifully presented two bedroom apartment in Lower Oldfield Park
- Two double bedrooms, family bathroom
- Pretty enclosed garden. On street permit parking
- Living room, kitchen/diner with far reaching views
- Garage and store to the rear
- Leasehold, EPC rating, Council tax band C





## DESCRIPTION

Located within an elegant Victorian semi-detached villa, this spacious and well-presented second floor apartment offers a superb blend of period charm and modern convenience in a sought-after residential area just a short walk from Bath city centre. The accommodation comprises a bright and generously proportioned living room, complete with an attractive feature fireplace and large windows that flood the space with natural light. A separate, well-equipped kitchen/diner enjoys far-reaching views across the city, providing an ideal setting for both everyday living and entertaining. There are two spacious double bedrooms, a family bathroom, and excellent built-in storage throughout the property. Externally, the apartment benefits from a pretty enclosed rear garden, a single garage, and an additional storage outbuilding. On-street residents' permit parking is also available.

## LOCATION

Oldfield Park is a popular location and close to Moorland Road shopping parade with its vast array of independent shops, cafes, takeaways and small supermarket. Oldfield Park further benefits from a doctors' surgery, dental practice, gym and badminton club. This location offers easy access to the city and Oldfield Park railway station (just 0.4 miles away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Oldfield Park Junior School, Moorlands Infant School, Hayesfield Girls School and Beechen Cliff. The property is also close to university bus routes for Bath Spa University and Bath University.

## TENURE

Leasehold - Share of freehold  
999 year lease from 1987  
78 Lower Oldfield Park Management Company  
Management fee: £60 pcm  
Subject to change

