

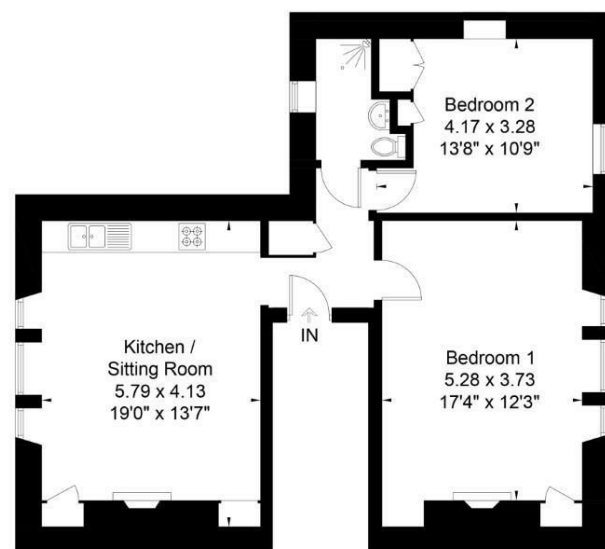


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FOR  
SALE

Flat 2, 6 Kensington Place, Bath, BA1 6AW  
Approximate Gross Internal Area = 69.9 sq m / 752 sq ft

room



Second Floor

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 (Video Tours) Floor Plans (Energy Performance Certificates) (Design) (Print) www.roomplan.com | © Room - Creative Property Marketing Ltd 2022.

**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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## KENSINGTON PLACE, BATH BA1 6AW

**GUIDE PRICE  
£350,000**

### 2 BEDROOM APARTMENT

- An elegant two bedroom apartment forming part of a splendid Grade II Listed Building
- South facing living/kitchen/diner with far reaching views
- Gas central heating, no onward chain
- Contemporary Shower room
- Two double bedrooms with built in storage
- Leasehold. Council band C. EPC exempt Grade II Listed



## DESCRIPTION

A beautifully presented two bedroom apartment, forming part of a glorious Grade II Listed building. Situated on the east side of Bath within an easy level walk of the city centre, also close to the local amenities of Larkhall village. The accommodation comprises an open plan living/dining/kitchen enjoying a south facing aspect with far reaching views, two larger than average double bedrooms and a contemporary shower room. The property has sympathetically retained many period features such as sash windows with working shutters, exposed wooden floorboards and period fireplaces.

As you enter the apartment to your right you will find the generous first bedroom featuring built in shelving and cupboard, next to this you will find the second double bedroom. The property features a modern shower room. Through to the left of the entrance is an open plan kitchen, living, diner, benefiting from three large sash windows to the back of the

property allowing in substantial light and elevating the open and airy living space; offering great views. The property has gas central heating, on street parking.

## LOCATION

Kensington Place, only a short walk to Larkhall, offering frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away. Level walk from Kensington Place into Walcot street, city center, bus station and train station.

## TENURE

