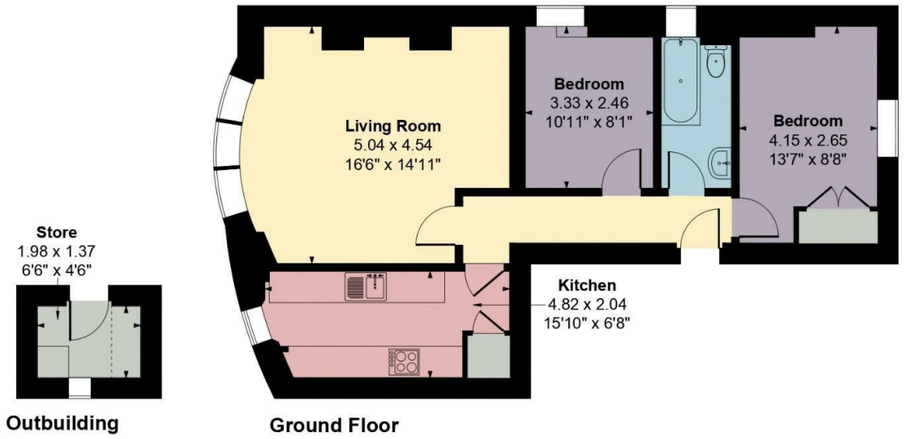
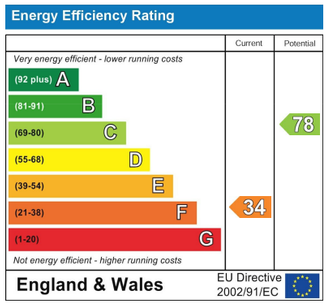
FLOOR PLAN:

Hanover St, Bath, BA1
Gross Internal Area (Approx.)
Main House = 61 sq m / 653 sq ft
Outbuilding = 3 sq m / 29 sq ft
Total Area = 64 sq m / 682 sq ft



© Meyer Energy 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

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.



1, Hanover Street, Bath, BA1 6PP

2 Bedroom Apartment

Guide price £375,000

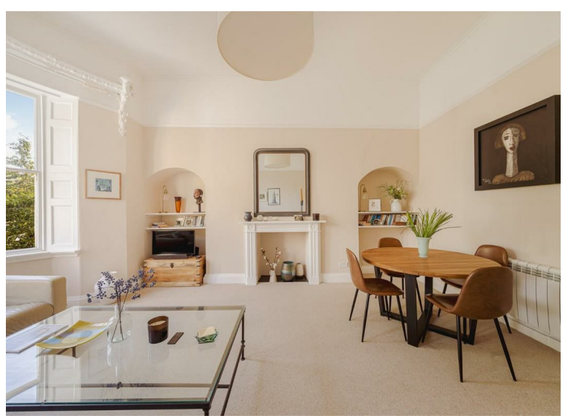
- Spacious grade II first floor Georgian apartment
- Light and airy living room with sleek kitchen
- Allocated private parking space
- Offered to the market with no onward chain
- Two double bedrooms and modern bathroom
- Leasehold, EPC Rating F, Council tax band B,

DETAILS

A stunning two bedroom first floor Georgian Apartment offered to the market with No Onward Chain. The property boasts light, spacious accommodation situated on a no through road, along with a private parking space to the rear.









DESCRIPTION
The property is accessed via a well-appointed communal entrance hall, with stairs rising to the first floor, where the apartment is situated. The property also benefits from a separate storage room.

Upon entering, a welcoming hallway leads through to a beautifully presented, classic Georgian-style reception room. A charming bay window floods the space with natural light, enhancing the room's sense of space, while an attractive decorative feature above adds a touch of character and period charm. Generously proportioned, the reception room comfortably accommodates both living and dining areas, offering excellent versatility for modern living.

Positioned to the front of the apartment, the stylish kitchen features a range of wall and base units, commissioned by the current owner, combining practicality with a considered finish.

The accommodation is completed by two well-proportioned double bedrooms and a sleek, contemporary three-piece bathroom suite.

Externally, the property further benefits from an allocated parking space to the rear of the building, adding to the overall convenience and appeal of this attractive apartment.

LOCATION
Hanover Street enjoys a convenient and well-connected position in the historic city of Bath, ideally situated for access to the vibrant amenities of the city centre and the charming neighbouring suburb of Larkhall. Bath's excellent selection of independent shops, cafés, restaurants and cultural attractions are within easy reach, alongside its renowned Georgian architecture and popular shopping destinations. Closer to home, Larkhall offers a welcoming village atmosphere, with a range of local shops, eateries and everyday amenities, making it a particularly appealing choice for those seeking a sense of community whilst remaining close to the city's many attractions.

The area also benefits from attractive green spaces and pleasant walks, including Kensington Meadows and the nearby canal towpath, offering opportunities to enjoy the outdoors. With convenient public transport links and access to the wider road network, Hanover Street combines a residential setting with excellent everyday convenience, making it an appealing location for those looking to enjoy the best of Bath city living.

TENURE
Leasehold
Lease length is 999 Years from 1985
Service Charge - £1560 per annum approximately



