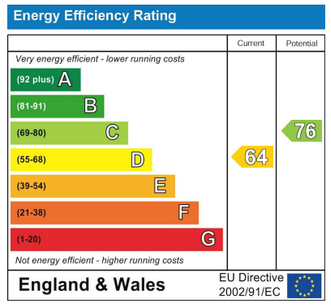
FLOOR PLAN:

3 Rochfort Court, Forester Avenue, Bath

Total Area: 75.4 m² ... 812 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness www.energyassessmentservices.co.uk

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.

Rochfort Court, Forester Avenue, Bath, BA2 6QY

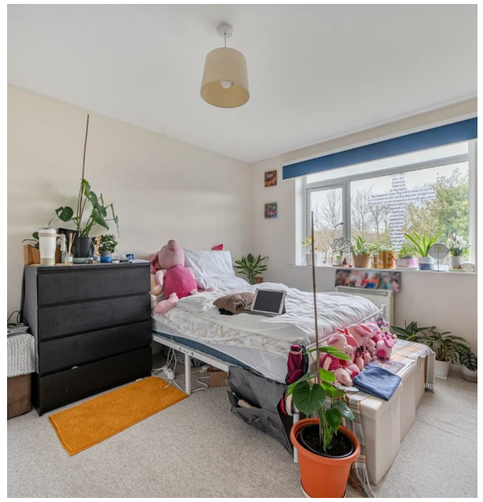
3 Bedroom Apartment

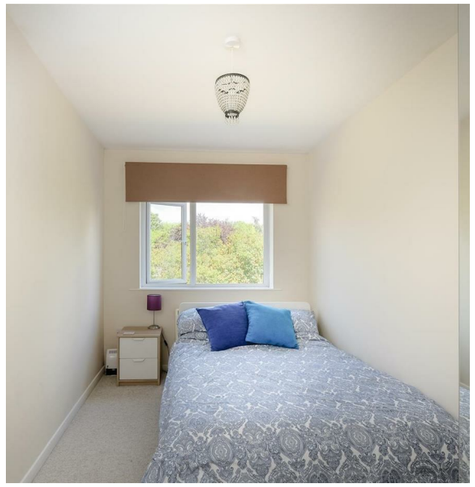
Offers in excess of £350,000

- Three bedroom apartment close to city centre
- Spacious, modern kitchen, living room with balcony, modern bathroom
- Communal gardens
- Private balcony, single garage and residents car park
- Offered with no onward chain
- Leasehold, EPC rating D, Council tax band D

DETAILS

A well presented three bedroom, second floor apartment, well located close to the city centre. Single garage, residents car park. No onward chain.





DESCRIPTION
A well-presented three-bedroom apartment situated in the highly sought after Bathwick area. The property features a generously proportioned living room with access to a private balcony, offering attractive views of the surrounding greenery, with the River Avon running alongside. The separate stylish, modern kitchen is fully equipped with modern appliances. There are two spacious double bedrooms, one of which benefits from built-in wardrobes. The versatile third bedroom is ideal for use as a guest room, home office or nursery. The bathroom has been finished to a contemporary standard, featuring a shower over the bath. Further benefits include an allocated parking space in the residents' car park, an additional single garage, communal gardens and the advantage of no onward chain.

LOCATION
The location offers excellent access to the city centre renowned for its Georgian architecture as well as access to Walcot Street best known as the Artisan Quarter of Bath. Nearby there are a host of green spaces and convenient transport links. The property is also a good proximity to the University of Bath, making it a highly desirable residential area.

TENURE
Leasehold
999 years from 1968
Freeholders: Bath Ground Rent Estate Ltd
Management Company: West of England
Management Fee: Approx £1650 per annum payable in 2 halves in March and August
Ground rent: £10 per annum
Subject to change