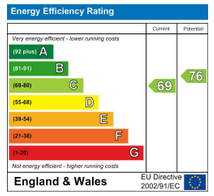

9 Kensington Place, Bath BA1 6AW
Approx. Gross Internal Area
418 sq ft - 38 sq m

KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

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
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BA1 6PT

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ZEST SALES & LETTINGS

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

FOR SALE

KENSINGTON PLACE, BATH BA1 6AW

GUIDE PRICE £220,000

1 BEDROOM APARTMENT - GROUND FLOOR

- Ground floor apartment on Kensington Place with no onward chain
- One double bedroom and bathroom with shower over bath
- Within a short walk of Larkhall and a 15 minute level walk into the city centre
- Grade II listed
- South facing living room and separate kitchen
- Leasehold, EPC rating C, Council tax band B

DESCRIPTION

This one bedroom apartment is situated on the ground floor of this distinguished Grade II listed building and offers a well proportioned south facing living room, separate kitchen, double bedroom with built in storage and a bathroom with shower over bath. All white goods included; in the kitchen, the gas central heater & hot water boiler, an electric oven and hob, a fridge/freezer and in hall cupboard, a fully plumbed washing machine. On street permit parking. No onward chain.

LOCATION

Kensington Place offer easy access to parkland to the rear, 5 minutes walk to Morrisons. 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

Leasehold
999 years from December 1984
Freeholders: Philip Avery & Sophia Young Davidson
Management Company: 9 Kensington Place Bath Management Co Ltd
Management charge: £130pcm
Ground rent: £15 per annum
Subject to change