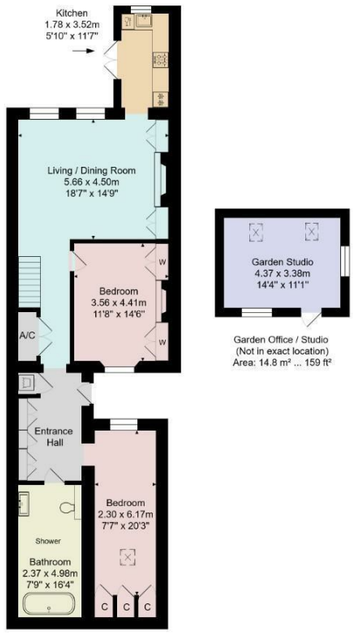
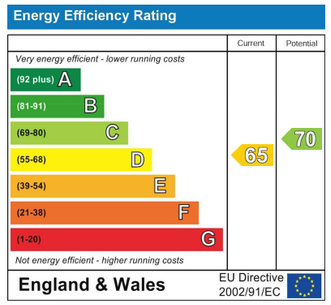
FLOOR PLAN:



Total Area: 101.3 m² ... 1091 ft² (excluding garden studio)

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. www.epcassessments.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.



5, Percy Place, Bath, BA1 6AR

2 Bedroom Apartment - Garden

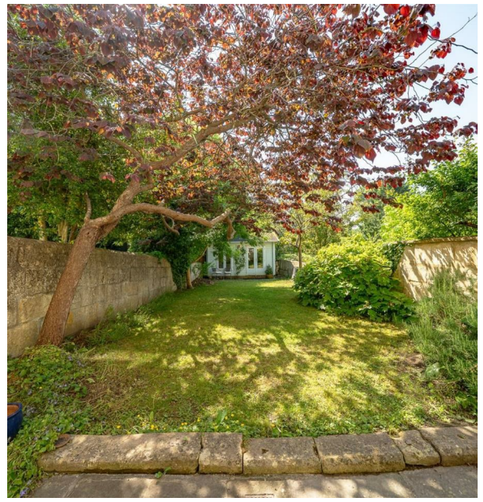
Guide price £440,000

- A stunning Georgian garden apartment
- Two double bedrooms, luxury bathroom
- Residents permit parking, close to the city centre and Larkhall village
- Generous living/dining room, well equipped kitchen
- Pretty south facing walled garden with studio
- Leaasehold. Council tax band B. EPC rating D.

DETAILS

A sympathetically updated and beautifully presented two bedroom garden apartment.









A charming and elegant Grade II listed garden apartment, positioned at the end of a terrace and benefitting from its own private entrance.

This beautifully presented and spacious home features underfloor heating throughout, complemented by oak-veneered flooring in the hallway, living/dining room, and both bedrooms. The generous south-facing living area overlooks a delightful walled garden and is enhanced by a feature fireplace and an array of period details.

The principal bedroom benefits from a feature fireplace and a range of built-in cupboards, while a further well-proportioned double bedroom provides excellent additional accommodation. The luxurious vaulted bathroom/wet room is finished to a high standard, featuring Mandarin stone, a freestanding bath, and a separate rainfall shower.

The well-equipped kitchen enjoys a dual aspect, with doors opening directly onto the garden. Outside, the property boasts a patio area, a level lawn, and access to an impressive, fully equipped studio—ideal for use as a home office.

Residents' on-street parking is available.

Location
Percy Place, nestled in-between Grosvenor Place and Kensington Place, offering residents on-street parking. Plenty of local amenities can be found within walking distance. The centre of Larkhall village is less than a five minute walk-away, and provides a wide-array of amenities, including a small co-op, butchers, delicatessen, multiple cafes, newsagents, post office, and independent shops. The centre of Bath itself is less than a half-an-hour walk away, but can also be reached by the frequent bus service which runs along London Road, and stops opposite Grosvenor Place. For commuters, there is easy access to the M4 (J18 - 11 miles), and there are high speed rail links available from Bath Spa (1.5 miles) station.

Tenure
999 year lease, commenced in 2003
Management Company: Bath Letting and Management
Management charge: £178pcm, ground rent £20 pa.
Subject to change.



