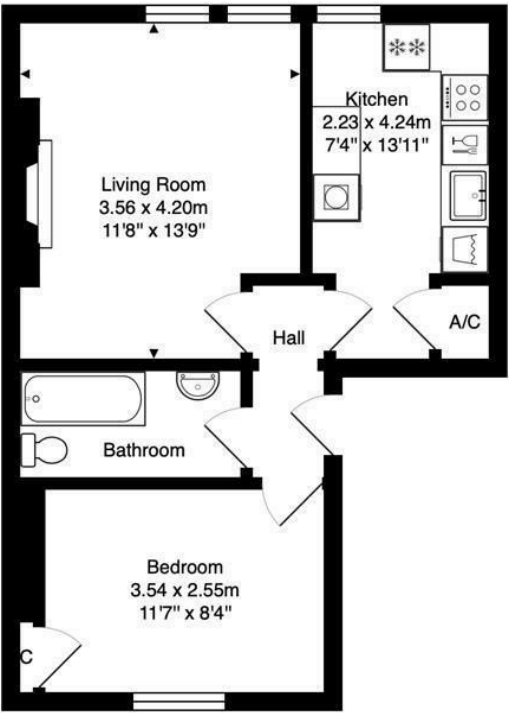


Flat 2, 15 Lambridge Place, Bath



Total Area: 41.6 m<sup>2</sup> ... 447 ft<sup>2</sup>

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](http://www.energyassessmentservices.co.uk)

**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.

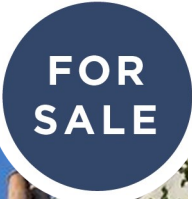
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**LAMBRIDGE PLACE, BATH**  
**BA1 6RU**  
**1 BEDROOM APARTMENT**

**GUIDE PRICE**  
**£245,000**

- A charming first floor apartment in good order throughout
- Double bedroom, bathroom
- No onward chain
- Living room, kitchen
- In the heart of Larkhall Village with easy access to the city centre
- Council tax band: A, EPC D, Leasehold.



## DESCRIPTION

A spacious one bedroom first floor apartment forming part of a Grade II Listed Georgian building. The accommodation is in good order throughout and offers a well equipped kitchen, living room with feature fire place to the front a bathroom with shower over bath and a double bedroom. No onward chain.

## Location

Larkhall offers frequent bus services into the City centre which is an approximate 20 minute level walk. The amenities in Larkhall village include a butchers, Co-op, three public houses, pet shop, takeaways, coffee shop, deli, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hairdresser, bookshop 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. Nearest train station: Bath Spa 2.2 miles (London/Paddington Line).

## TENURE

999 year lease, commenced in 1987.  
Management Company: 15 Lambridge Place  
Share of freehold.  
Managment charge £40pcm  
Subject to change.

