

Garden Maisonette, 12 Chatham Row, Bath BA1 5BS
Approx. Gross Internal Area
Main House - 1,002 sq ft - 93 sq m



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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CHATHAM ROW, BATH BA1 5BS

**GUIDE PRICE
£550,000**

3 BEDROOM APARTMENT - GROUND FLOOR

- Charming Grade II Listed garden maisonette with riverside frontage
- Two double bedrooms, family bathroom
- Garden overlooking the river Avon. Vacant possession.
- Living room with period fireplace and exposed wooden floorboards, kitchen/diner
- Snug/bedroom three,
- Leasehold, EPC exempt, Council tax band C,



DESCRIPTION

An intriguing and attractive garden maisonette, forming part of a Grade II listed building, end of terrace. This charming property has been sympathetically updated by the current owners now offering beautifully presented accommodation. This beautiful home offers a living room with period fireplace and exposed wooden floor boards and dual aspect over looking the river, two double bedrooms, a family bathroom, snug/bedroom three and a well equipped kitchen diner. The kitchen leads directly in to the garden over looking the river Avon.

LOCATION

Chatham Row is a unique and handsome street, which benefits from having no-through traffic. It is elevated above the beautiful River Avon at the end of the row,

so a delightful position just off trendy Walcot Street. This location is a level walk past a wide variety of boutiques, artisan cafes and restaurants into the heart of the city. To be so close to the array of cultural and leisure facilities Bath has to offer is always popular. The museums, art galleries and theatres are all on your door step, as well as Bath Spa Railway Station providing a high speed link to London Paddington.

TENURE

Leasehold: 125 year lease, commenced in 1998. Management company and Freeholder: Curo. Service charge: £135pcm. Subject to change

