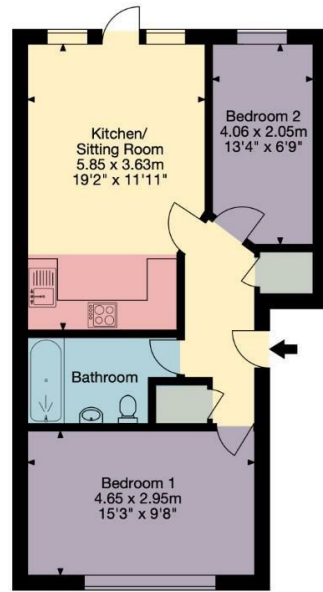


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Flat 1, School Court, Spring Lane, Bath BA1 6FD
 Gross Internal Area (Approx.)
 56 sq m / 608 sq ft
 (Incl. areas of restricted height)



Ground Floor

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.

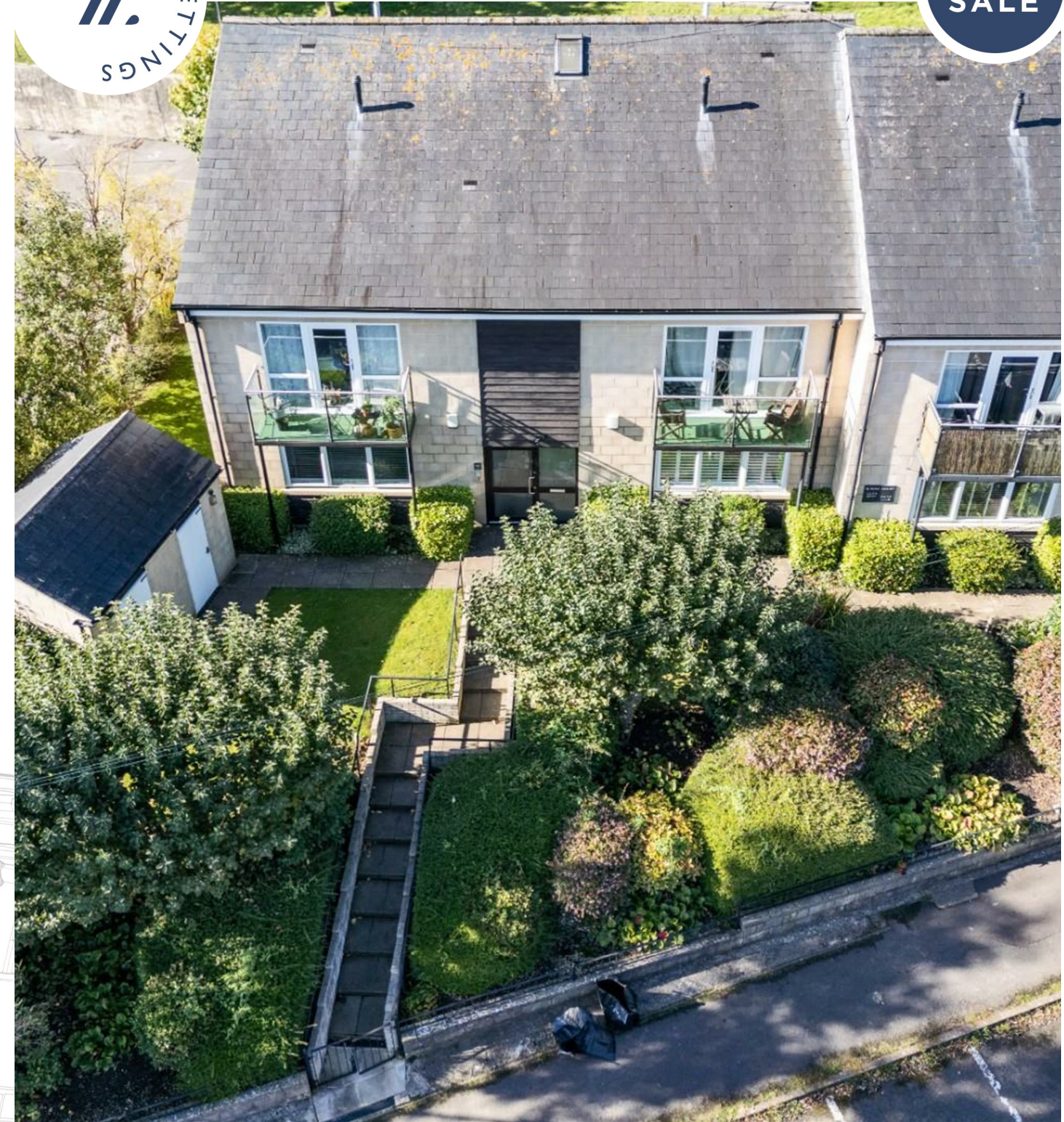
ZEST ESTATE AGENTS

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

T: 01225 48 10 10
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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



**SPRING LANE, BATH
 BA1 6FD**

**PRICE
 £295,000**

2 BEDROOM APARTMENT - GROUND FLOOR

- Modern ground floor apartment in the heart of Larkhall
- Open plan kitchen/diner/living
- Two bedrooms, large bathroom
- Private rear courtyard garden
- Free off street parking
- Leasehold, EPC rating D, Council tax band B



DESCRIPTION

A light and airy purpose built ground floor flat in the heart of Larkhall, a charming residential area offering plenty of green spaces and the ever popular Alice Park. Updated to a high standard, two bedrooms, separate family bathroom, a generous amount of storage and a spacious kitchen/dining/living space opening onto the exclusive private rear courtyard garden, with additional side access. Free off street parking

LOCATION

Larkhall offers 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.

TENURE

Leasehold, 999 years from 2007
 Share of the freehold, freeholders - School Court (Bath) Management Company Ltd
 Management Company - Bath Leasehold Management Company
 Management charge - £1450pa
 Ground rent - Peppercorn
 Subject to change

