



DESCRIPTION

An elegant and beautifully presented second-floor apartment, set within a highly sought-after Grade II listed terrace on Kensington Place. This spacious and light-filled home has been sympathetically refurbished and features a well-equipped contemporary kitchen forming part of an open-plan living and dining area. The living space is enhanced by a south-facing bay window, offering stunning views.

The apartment further benefits from a modern bathroom and a double bedroom with built-in storage. Additional advantages include

on-street permit parking and no onward chain.

LOCATION

Kensington Place is ideally positioned just a short walk from Larkhall village and moments from the London Road, which offers frequent buses and a 20-minute level walk into Bath city centre. Bath's train and bus stations are easily accessible by bus, bike or foot. Directly behind the terrace is Kensington Meadows, a large open green space with a footbridge leading to the Kennet & Avon Canal, offering picturesque towpath walks east to Bathampton and Bradford-on-Avon, or west to Sydney Gardens, The

Holburne Museum and the city centre.

Larkhall provides excellent local amenities, including a butcher, deli, Co-op, cafés, pubs, independent shops and the Rondo Theatre. Alice Park, with its café and tennis courts, is just a five-minute walk away.

TENURE
999 year lease
Details TBC