



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	79
(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	



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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

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BEDFORD STREET, BATH
BA1 6PH
1 BEDROOM STUDIO

GUIDE PRICE
£205,000

- Beautifully presented and recently renovated to a high standard
- Open plan living, dining, kitchen, bedroom
- Potential to extend into the loft, subject to the necessary planning consents
- Private parking space
- Council tax band A, EPC rating C, Leashold



Description
 This delightful first floor studio apartment just of London road has recently been refurbished to exceptionally high standard. The apartment consists of an entrance hallway, modern bathroom, open plan kitchen, dining, living, bedroom. The property comes with its own parking space and use of communal gardens that run up to the river bank.

Location
 The property is conveniently placed within a one-mile, level walk of Bath city centre. There is an abundance of local amenities nearby in Larkhall Village and on the London Road which include a Morrisons supermarket, delicatessen, coffee shop, doctors and dental practice, pharmacy, veterinary clinic, pubs and post office along independent shops and a petrol station. There is nearby access to the River Avon and Kennet & Avon Canal for

walking and cycling. There are also some excellent state and independent schools within easy reach which include St Saviour's and St Mark's Schools in Larkhall, St Stephen's Primary School, Kingswood and The Royal High Schools in Lansdown and King Edward's Schools on North Road. Great transport links with junction 18 of the M4 motorway approximately 8 miles to the north, Bristol Airport is 18 miles to the west and Bath Spa Train Station 1.2 miles away.

Tenure
 999 year lease, commenced 1984. Share of Freehold.
 Management Charge £900 pa. Management company - Nestmoove.
 Freeholders - Bedford Court Management Company Ltd.

