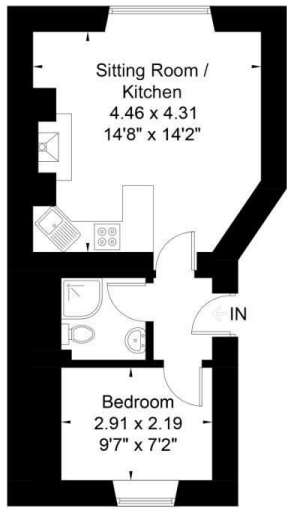


Basement Flat, 8 Kensington Place, Bath, BA1 6AW  
Approximate Gross Internal Area = 32.7 sq m / 351 sq ft



Lower Ground Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography (Drone) Video Tours (Floor Plans) Energy Performance Certificates (Design Print) www.roomzpm.com | © Room - Creative Property Marketing Ltd 2023

**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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**KENSINGTON PLACE, BATH  
BA1 6AW**

**GUIDE PRICE  
£200,000**

**1 BEDROOM FLAT**

- A quaint and charming apartment, quietly positioned at garden level to the rear of Kensington Place
- Shower room and a double bedroom
- Communal garden to the rear with two communal parking spaces, access to Kensington Meadows
- Open plan kitchen/living room overlooking the communal garden with multi fuel log burning stove
- Sought after location within a level walk of the city centre and Larkhall village
- Leasehold, Council tax band A, EPC rating D.





#### DESCRIPTION

A charming apartment situated on the garden level of a splendid Grade II Listed building. After entering the communal entrance hall you will head down the stairs to your right where you will then find the flat door located on your left, as you enter the property you will find to your right this bright, airy and spacious open plan kitchen/diner and living room. The living space has a gorgeous feature fireplace with a multi fuel burner inside, the living room benefits from a large sash window overlooking the rear communal garden, allowing in plenty of natural light, this compact but efficient kitchen is fitted with washing machine, cooker and fridge. To the left of the front door is the bedroom with wardrobe and built in small double bed, between the living space and bedroom you will find the shower room. Communal access to the basement and under pavement storage.

This property benefits from direct access into the communal garden with seating area also providing you with direct access out onto Kensington Meadows. On street permit parking.

#### LOCATION

Kensington Place offer easy access to parkland to the rear, 5 minutes walk to Morrisons. A short walk to Larkhall, offering 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. Level walk from Kensington Place into Walcot street, city center, bus station and train station.

#### TENURE

999 year lease, commenced in 1988  
Management charge £850 per annum  
Management company: 8 Kensington Place (Bath) Limited.  
No pets allowed.  
Subject to change

