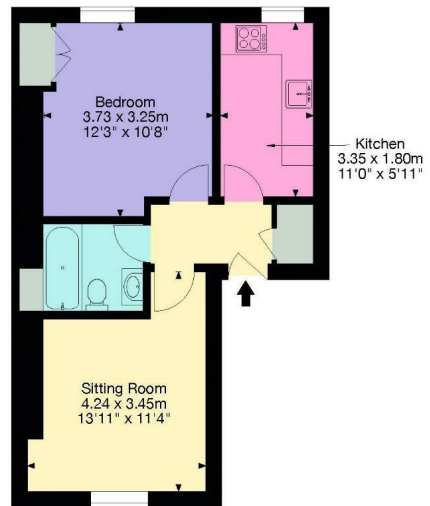


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(91-95) <b>A</b>		(91-95) <b>A</b>	
(81-90) <b>B</b>		(81-90) <b>B</b>	
(61-80) <b>C</b>		(61-80) <b>C</b>	
(51-60) <b>D</b>		(51-60) <b>D</b>	
(31-50) <b>E</b>		(31-50) <b>E</b>	
(21-30) <b>F</b>		(21-30) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

**First Floor Flat, 3 Kensington Place, Bath BA1 6AW**  
Gross Internal Area (Approx.)  
39 sq m / 420 sq ft



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

First 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.

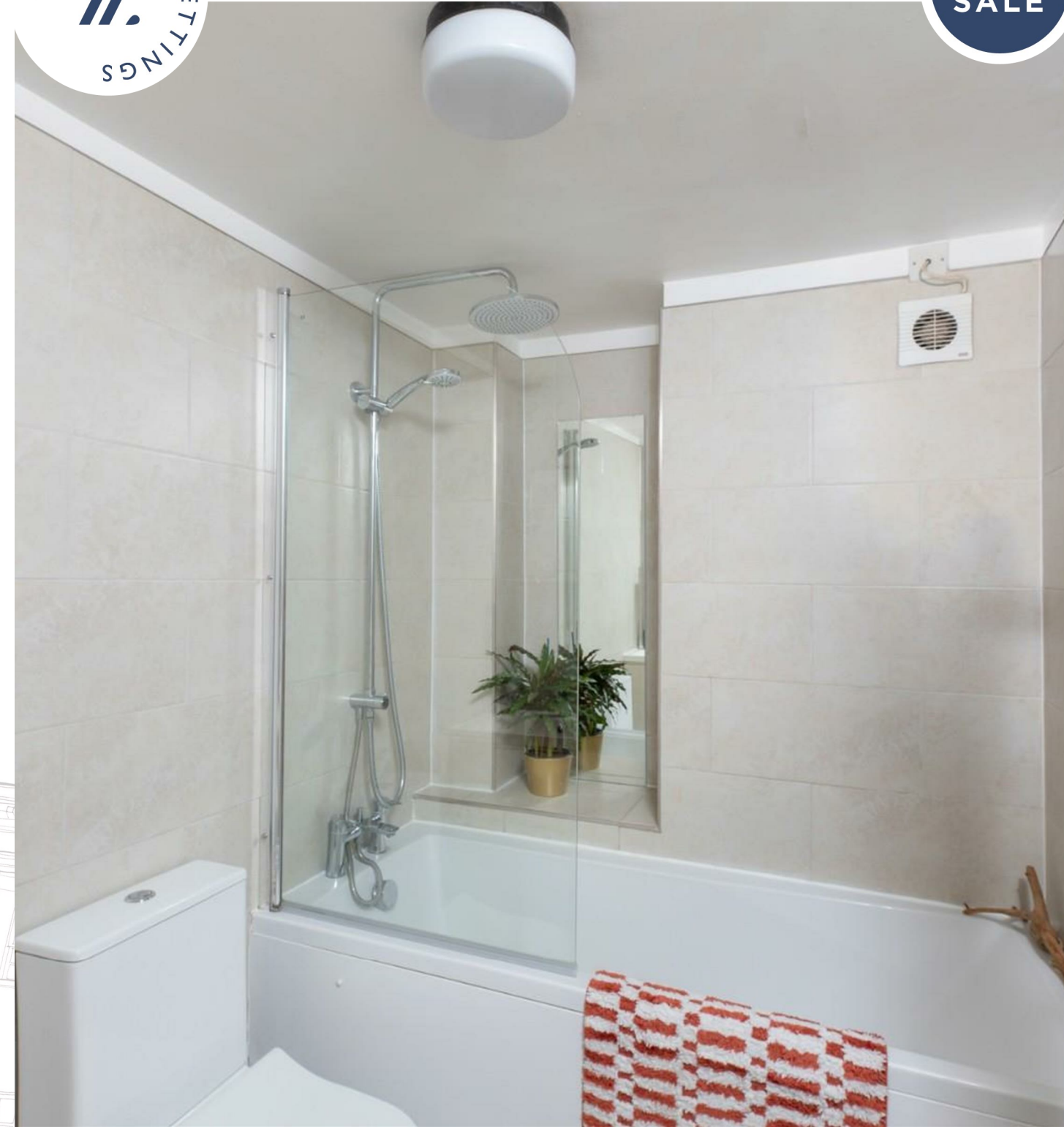
**ZEST ESTATE AGENTS**

1A MILE END  
LONDON ROAD  
BATH  
BA1 6PT

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



**KENSINGTON PLACE, BATH  
BA1 6AW**

**GUIDE PRICE  
£250,000**

**1 BEDROOM FLAT**

- Stunning example of a Grade II Listed first floor apartment
- Light and airy Living room
- Tastefully decorated throughout. On street permit parking
- South facing double bedroom
- Contemporary Kitchen with south facing views
- Council Tax Band B, Share of Freehold, EPC exempt



#### DESCRIPTION

A charming apartment situated on the first floor of this distinguished Grade II Listed building, positioned within the impressive terrace that is Kensington Place on the east side of Bath.

After entering the well maintained communal entrance hall, and to the first floor you enter into this delightful one bedroom apartment, beautifully decorated throughout.

Into the living room you have a large sash window with secondary double glazing and beautiful wood flooring which runs throughout the flat. There is a luxury bathroom with a modern vanity unit and shower over bath. The south facing double bedroom with it's beautiful far reaching views through the large sash window and a large modern fitted wardrobe. Finally,

the well equipped contemporary kitchen with south facing views. On street permit parking. No onward chain.

#### LOCATION

Kensington Place, only a short walk to Larkhall and just off the London Road 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. A short level walk to Bath's train and bus station.

#### TENURE

999 year lease commenced 1 January 2016.

Share of Freehold  
 Management company - 3 Kensington Place Limited  
 Management charge - £720pa  
 Ground rent £0  
 Subject to change

