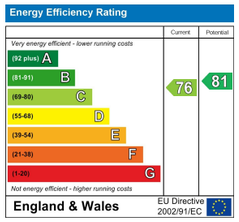
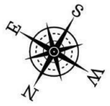
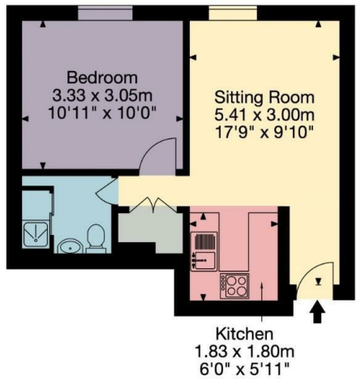



**10 Bedford Court, Bedford Street, Bath BA1 6PH**
Approx. Gross Internal Area
Main House - 364 sq ft - 33 sq m




Upper Ground Floor

**KEY**
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

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

ZEST SALES & LETTINGS

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

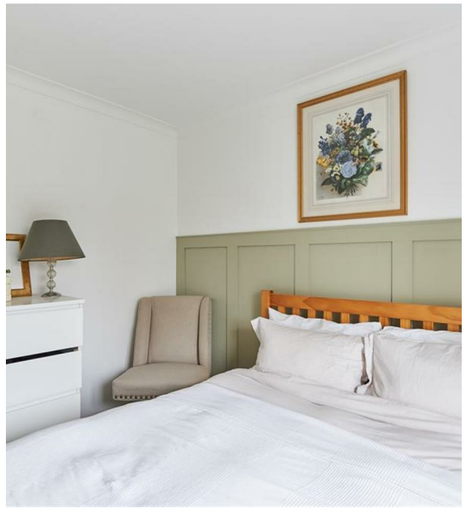
FOR SALE

# BEDFORD COURT, BEDFORD STREET, BATH BA1 6PH

# GUIDE PRICE £210,000

## 1 BEDROOM FLAT

- Beautifully presented one bedroom flat
- Open plan, south facing living room and kitchen, Shower room
- Council tax band A, EPC rating C, Leashold
- Private allocated parking space



DESCRIPTION

A beautiful one-bedroom flat, situated just behind London Road in Bath, an ideal location for those wanting to be close to the city centre with easy access to the M4 and stunning green parks and canal paths on the doorstep.
The ground floor flat consists of a light and well-presented open plan living room which overlooks the river Avon and modern kitchen with ample storage, a generous and attractive double bedroom, a shower room with double shower. The property benefits from a rear communal garden and one allocated private car parking space.

LOCATION

The property is located amongst an abundance of local amenities on London Road which include a Morrisons supermarket, delicatessen, coffee shop, refill green grocers, veterinary clinic, pubs and post office along with independent galleries, furniture 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. Cleveland Place East is on a level walk into Bath centre via the oldest commercial shopping street that is Walcot artists quarter, offering a glass workshop, cosmetics studio, vintage clothes shops, barbers and hairdressers and the famous Bell pub. 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, and regular buses.

TENURE

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