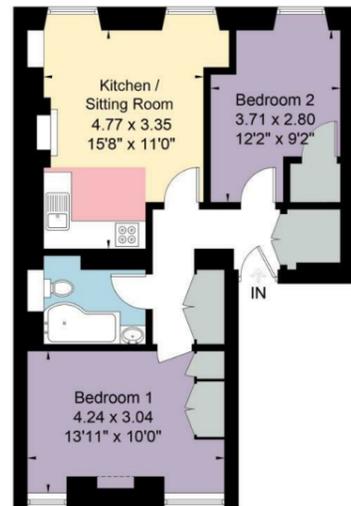


Approximate Gross Internal Area = 56.4 sq m / 607 sq ft



room



- Key
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

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.roomcpm.com | © Room - Creative Property Marketing Ltd 2014

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

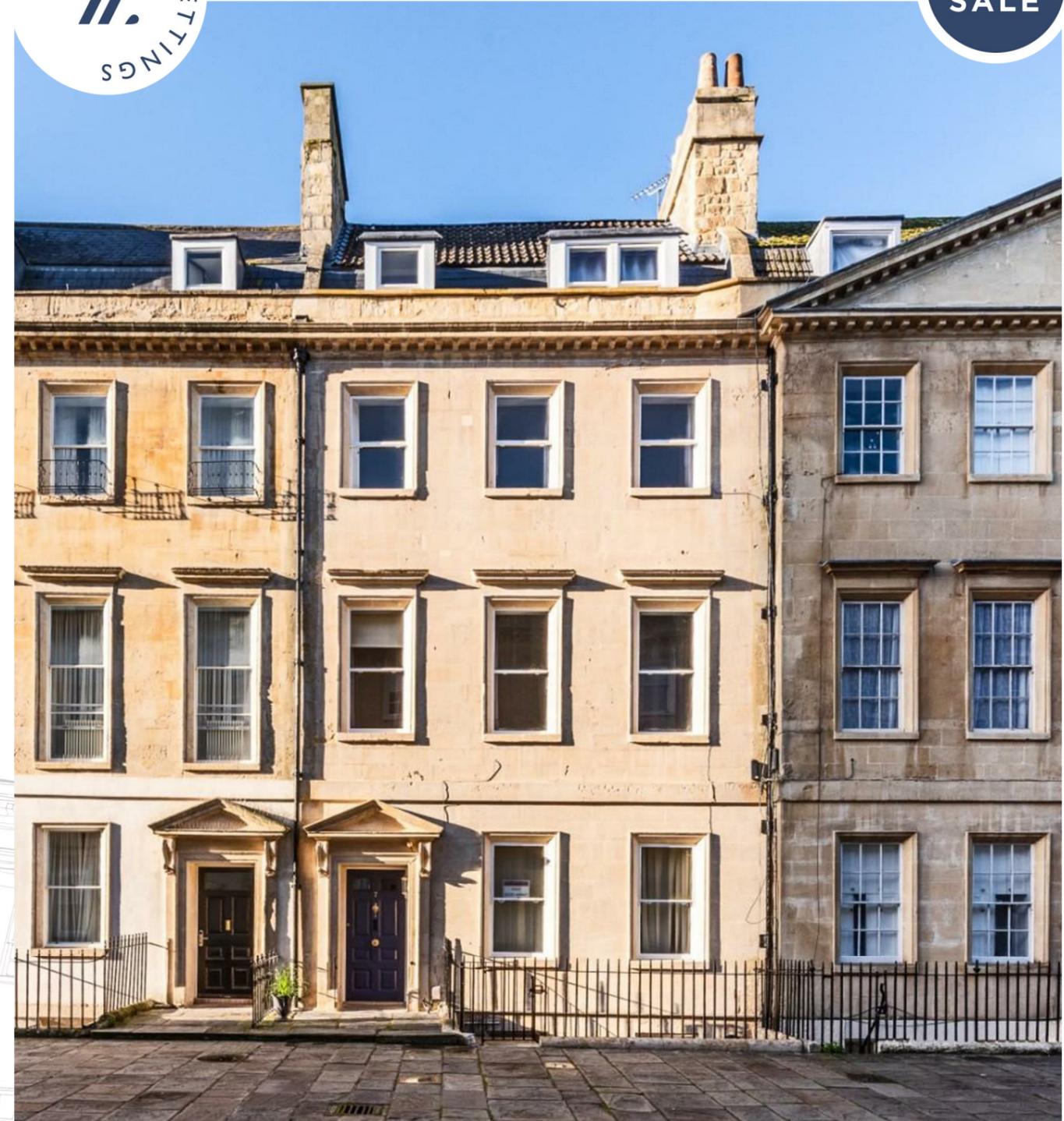
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FOR SALE



**DUKE STREET, BATH
BA2 4AG**

**OFFERS IN EXCESS OF
£325,000**

2 BEDROOM APARTMENT

- Beautiful Grade I Listed Georgian Second Floor Apartment, built in 1748
- No Onward Chain, desirable City Centre Location
- Showcasing beautiful period features
- Open Plan Living Area, Two Double Bedrooms & Sleek Bathroom
- Presented To A High Standard Throughout
- Share Of Freehold, EPC Rating C, Council Tax Band C



DESCRIPTION

A fantastic two bedroom apartment, set in a beautiful Georgian townhouse, rich in period features. Once inside, you're greeted by a bright and airy space, with both a good-sized storage and a utility cupboard off the entrance hall.

At the front of the apartment is an open-plan kitchen and sitting room. The kitchen features sleek wall and base units, a built-in fridge, and an electric oven with hob. The sitting area offers plenty of space for both relaxation and dining.

Both bedrooms are generous doubles, with both bedrooms benefiting from built-in wardrobes. The accommodation is completed by a family bathroom fitted with a full suite, including a panelled bath with shower over, wash hand basin, heated towel rail and WC.

LOCATION

Duke Street is a quiet street in a city centre location, with no through traffic. Bath's compact centre is overflowing with places to eat and drink, plus some of the finest independent shops in Britain, making it an ideal place to live. Immerse yourself in Bath's remarkable collection of museums and galleries, and enjoy year-round festivals, theatre, music and sports. The Rec is home to Bath Rugby and located next to the weir and famous Pulteney Bridge. Transport links are straightforward and within 5 minutes walking distance to the station, trains run to London Paddington every 30 minutes with the journey time taking approximately 1 hour and 15 minutes. Trains also run regularly to Bristol and destinations further west.

TENURE

Share of freehold
£274.06 (Service Charge £239.33 + Reserve Fund £34.73) pcm

