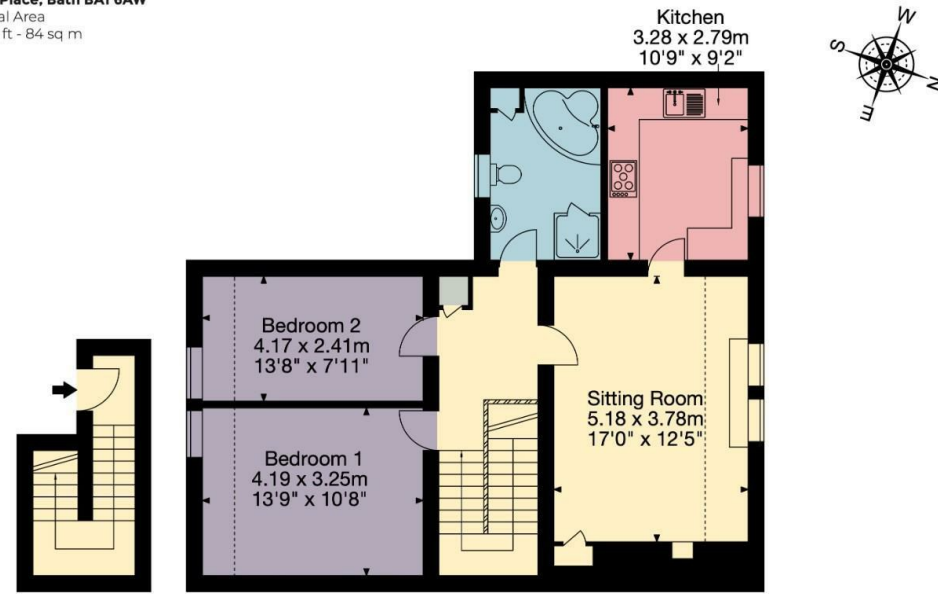


**Flat 1, 6 Kensington Place, Bath BA1 6AW**  
 Approx. Gross Internal Area  
 Main House - 909 sq ft - 84 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

Second Floor

Third 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.

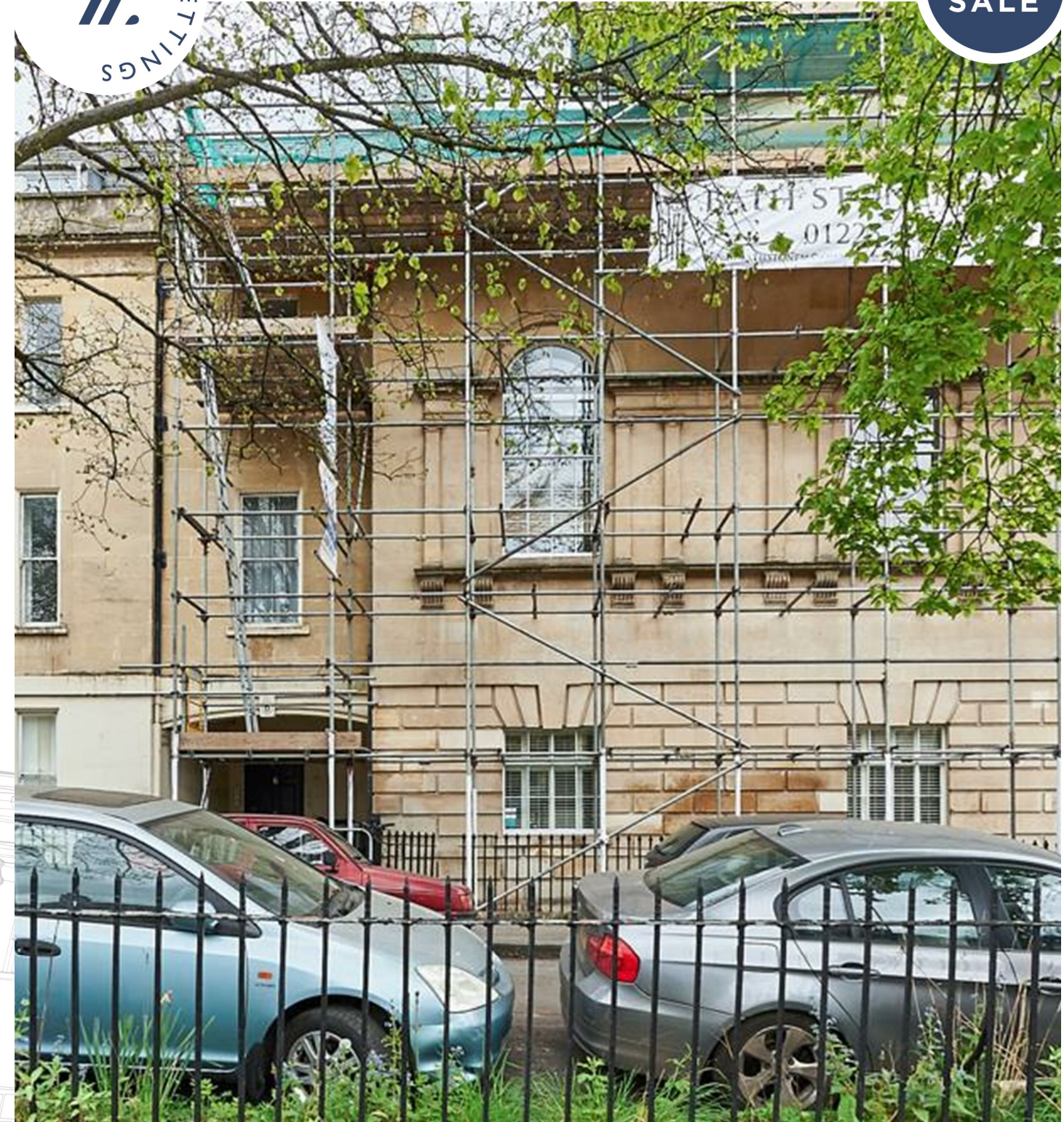
**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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



**KENSINGTON PLACE, BATH  
 BA1 6AW**

**GUIDE PRICE  
 £300,000**

**2 BEDROOM APARTMENT**

- Substantial top floor apartment
- Two double bedrooms, bathroom
- Living room, fully equipped kitchen, large entrance
- Within a level walk of the city centre, close to the amenities of Larkhall village
- Ideal investment property
- Council tax band B , EPC rating D, Share of freehold. 999 year lease commenced in 1991



#### DESCRIPTION

A fantastic substantial top floor apartment, forming part of a glorious Grade II Listed building, on the east side of Bath within an easy level walk of the city centre, also close to the local amenities of Larkhall village. This apartment offers great space and light with a large entrance and landing. The accommodation is well proportioned and offers a living room, a generous and well maintained kitchen, two double bedrooms and a bathroom with a separate shower cubicle.

#### LOCATION

Kensington Place is just a few minutes walk away from the centre of Larkhall Village. Known for its vibrant community, Larkhall has excellent local, independent shops and eating options. There are dentist and doctors' surgeries, a vet, as well as St Saviour's Primary and St Mark's Secondary Schools. The property is within a 15 minute walk of the centre of the

city centre and Bath spa train station and has good bus links and easy access to the M4. The city is a UNESCO World Heritage Site and offers an excellent selection of shopping, restaurants, entertainment, leisure and cultural facilities. Complementing this is the open countryside to the east of Larkhall with many beautiful walks; this contrast with the closeness of the city centre is, in our opinion, another major attraction of this property. Commuting links are excellent with mainline rail services to London Paddington and Bristol Temple Meads (journey times from 85 and 15 minutes respectively).

#### TENURE

Share of freehold.  
999 year lease commenced 25 March 1991  
Maintenance charge £90pcm  
Management company: Nestmoove