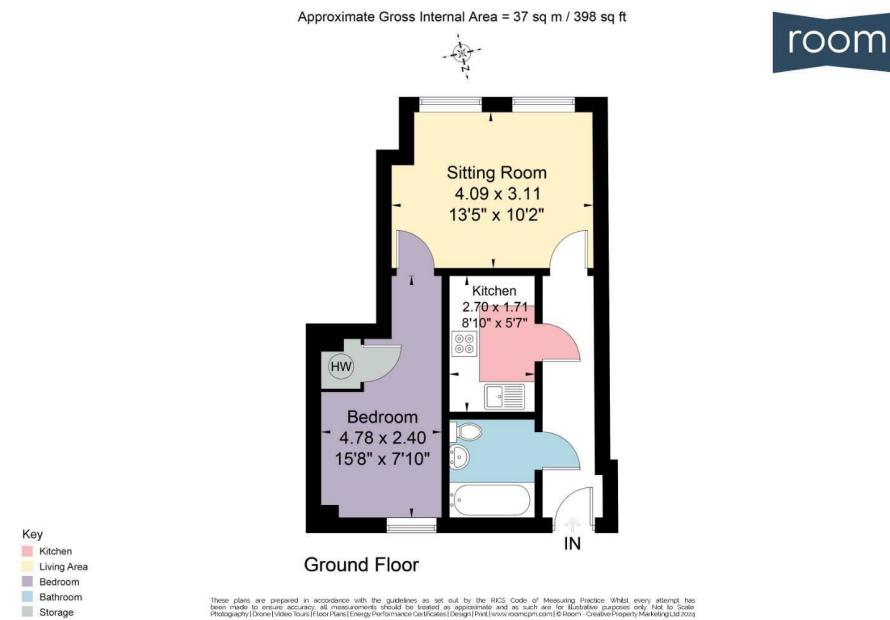
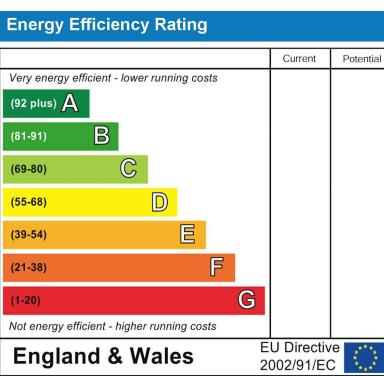


## FLOOR PLAN:



## EPC CHART:



## ZEST PROPERTY SERVICES

1a Mile End  
London road  
Bath  
Bal 6pt

T: 01225 48 10 10  
E: happytohelp@zest



**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.



11, Albion Place, Bath, BA1 3AD

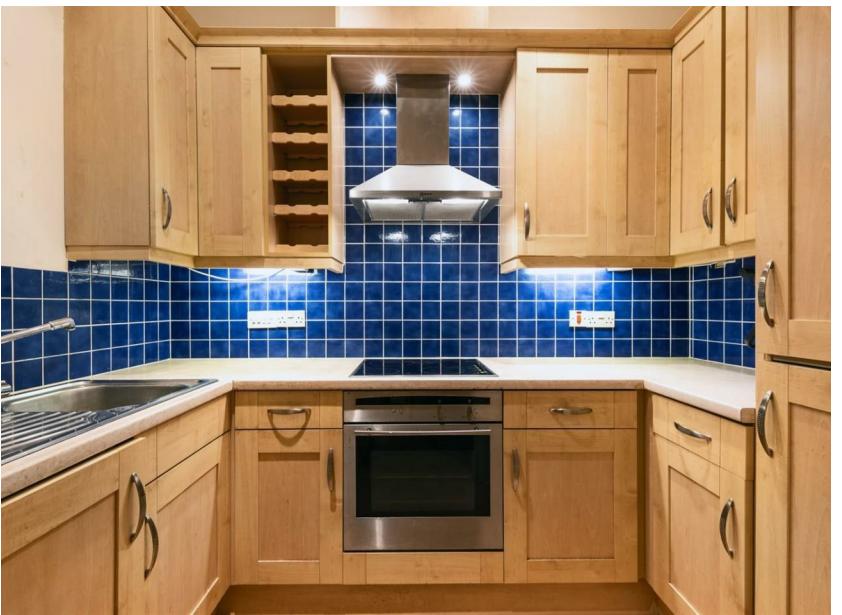
## | Bedroom Flat/Apartment

- One bedroom apartment in popular location of Bath with it's own front door access
- Bedroom with built in storage, bathroom with shower over bath
- No onward chain
- Living room and separate well equipped kitchen
- Rear gated car park with allocated space
- Leasehold, EPC rating TBC, Council tax band B

## DETAILS

A fantastic one bedroom apartment in a central location, offering allocated parking for one car and no onward chain.

Guide price  
£250,000



#### DESCRIPTION

A charming one-bedroom apartment situated in a highly desirable area of Bath, making it an ideal opportunity for first-time buyers or investors alike. With its own front door access, the accommodation comprises a bright living room and a separate, well-equipped kitchen, along with a spacious bedroom featuring built-in storage. A modern bathroom with a shower over the bath completes the apartment. Externally, the property benefits from an allocated parking space within a secure gated car park. Offered to the market with no onward chain.

#### LOCATION

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, 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

999 year lease from 2001  
Management fee: £1194 per annum  
Ground rent: £100 per annum  
Management company - Saxons WSM  
Subject to change

