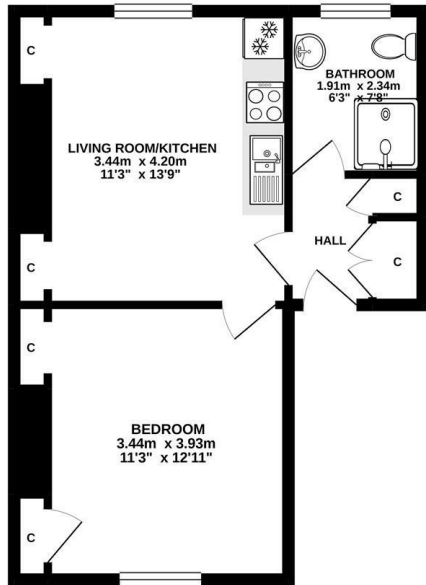


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

FLOOR AREA
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA: 38.4 sq.m. (413 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other space are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Made with Metreplan 12.000.

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.

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**BLOOMFIELD ROAD, BATH
BA2 2AB**

**OFFERS IN EXCESS OF
£195,000**

1 BEDROOM FLAT - CONVERSION

- First floor apartment in the popular location of Bear Flat
- Stunning far reaching views to the rear
- On street permit parking
- One double bedroom, kitchen/living room, shower room
- No onward chain
- Council Tax Band A, EPC rating D



DESCRIPTION

A well presented one bedroom first floor apartment in the popular area of Bear Flat on the south side of Bath, only a stones throw away from Alexandra park with its panoramic views over the city and popular Choux patisserie. The property consists of a spacious entry hall with ample storage, open plan lounge and kitchen with stunning views across the city providing plenty of natural light, a spacious double bedroom featuring intricate cornicing and built in wardrobes, a large separate shower room. No onward chain.

LOCATION

Situated just south of the centre, Bear Flat is a beautiful and leafy suburb of Bath. The area

offers a great variety of restaurants including the popular brunch spot The Bear Pad café, Italian deli Da Vinci and gastro pub The Bear Inn. Local shops and amenities include Co-op, a pharmacy, deli and restaurants. Nearby Alexandra Park is a popular spot to take in the sights of the city above Bath's skyline.

TENURE

SHARE OF FREEHOLD
 999 year lease from 2007
 Management company - 4 Elm Place Bath Management Company Limited
 Management charge £70 pcm
 No ground rent
 Subject to change