

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Flat 40, Bridge House, Grosvenor Bridge Road, Bath BA1 6BH
Approx. Gross Internal Area
466 sq ft - 43 sq m



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



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GROSVENOR BRIDGE ROAD, BATH

BA1 6BH

1 BEDROOM FLAT

GUIDE PRICE
£200,000

- One bedroom ground floor apartment
- Living room, kitchen, bathroom, double bedroom and built in storage
- Riverside communal gardens
- Off road parking and free on street parking
- Close to amenities in Larkhall and fabulous riverside walks and cycle routes
- Council tax band B, EPC rating D Leasehold



Description
A fantastic one bedroom apartment, benefiting from pretty riverside communal gardens and off road parking. The property itself comprises entrance hallway leading to a spacious living room, separate kitchen, bathroom with shower over bath and a good sized double bedroom. Shared car park, free on street parking

Location
Grosvenor Bridge Road is within walking distance to the lovely area of Larkhall, which offers frequent bus services into the City centre and is an approximate 20 minute level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three public houses, pet shop, takeaways,

coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. The river Avon is a stones throw away and easy access to the canal for lovely walks and cycling opportunities. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

Tenure
Leasehold - 956 years remaining
Grosvenor Bridge Management Co co-ownership
Service charge - £150pcm
Subject to change

