

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.

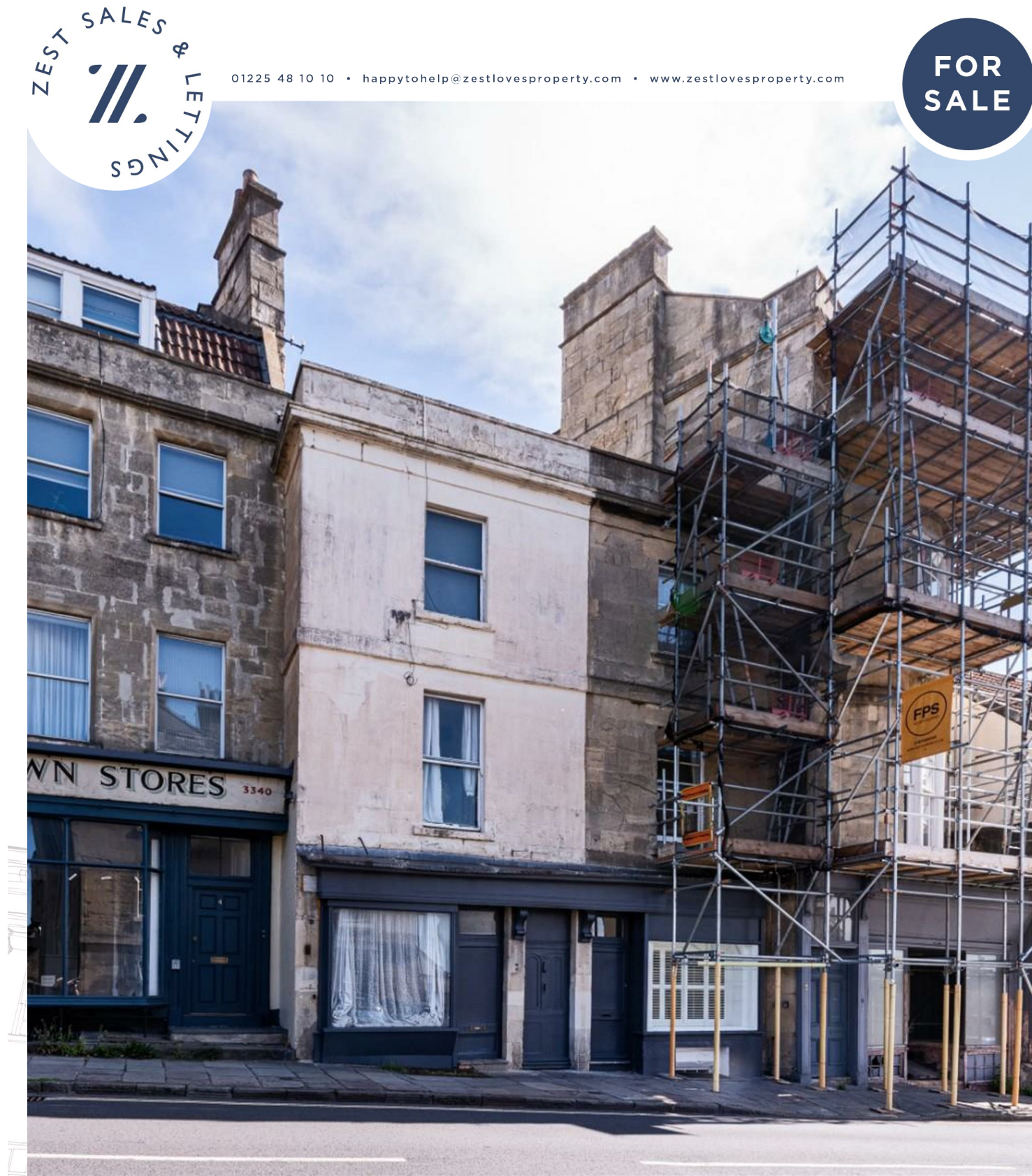
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

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

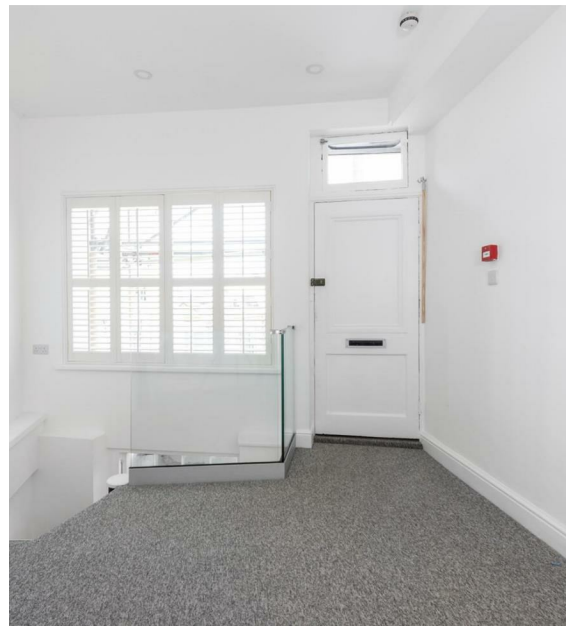
T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



LANSDOWN ROAD, BATH BA1 5EE 1 BEDROOM APARTMENT

**GUIDE PRICE
£260,000**

- Beautifully refurbished one bedroom apartment
- Contemporary kitchen and modern bathroom,
- No onward chain
- Situated on the lower slopes of Lansdown within easy reach of the city centre
- Living room and a bedroom
- Grade II Listed no EPC, Leasehold. Council tax band A



This beautifully located apartment, featuring its own private entrance, is situated in a highly desirable area just north of the city centre. Forming part of a Grade II listed building, it spans the ground and lower ground floors, offering recently refurbished accommodation. The layout includes a welcoming living room, a modern kitchen, a stylish bathroom, and a comfortable bedroom. Plus, there is no onward chain.

Location

Situated on the lower slopes of the sought-after area of Lansdown. It is within walking distance of the city centre and the station, which has high speed rail links to London Paddington (approx. 90 minutes). The M4 (J18) is approx. 10 miles away. Local amenities nearby in Julian Road include a newsagent, convenience store and dry

cleaners. The Chequers pub is across the road and offers excellent food. There are good schools, both private and state, close by including Kingswood, King Edward's, The Royal High, St. Stephen's, Hayesfield and Beechen Cliff.

Tenure

999 year lease to commence on the sale of the property.
Freeholder: Jim Rees
Airbnb will be allowed within the lease.
Subject to change.

