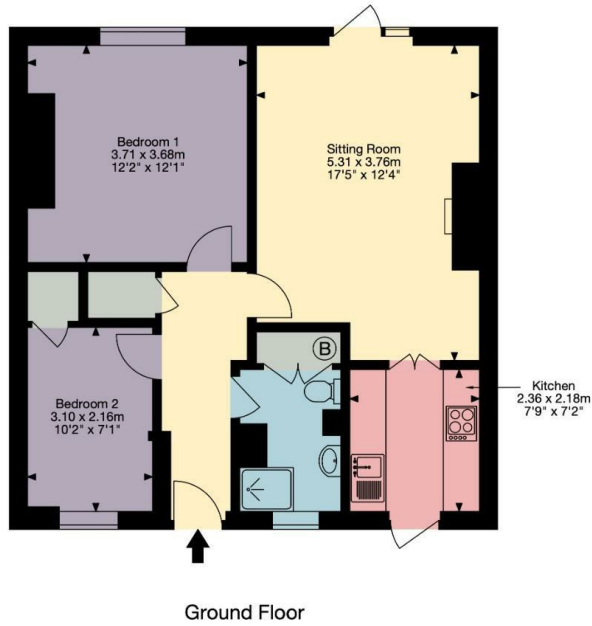


**1 Watermead Close, Bath BA1 1XD**  
 Approx. Gross Internal Area  
 Total Area - 644 sq ft - 60 sq m



**KEY**

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

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

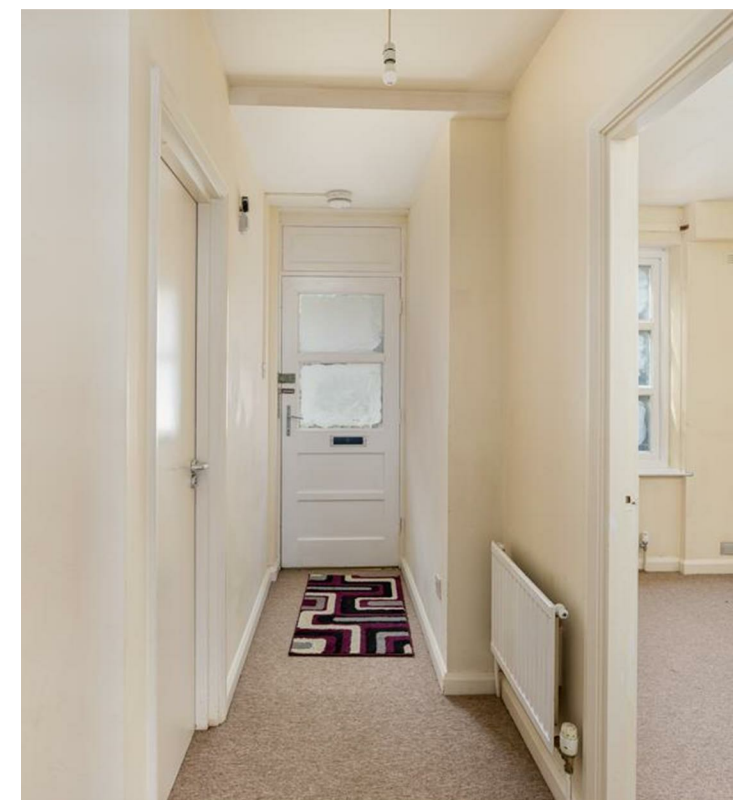
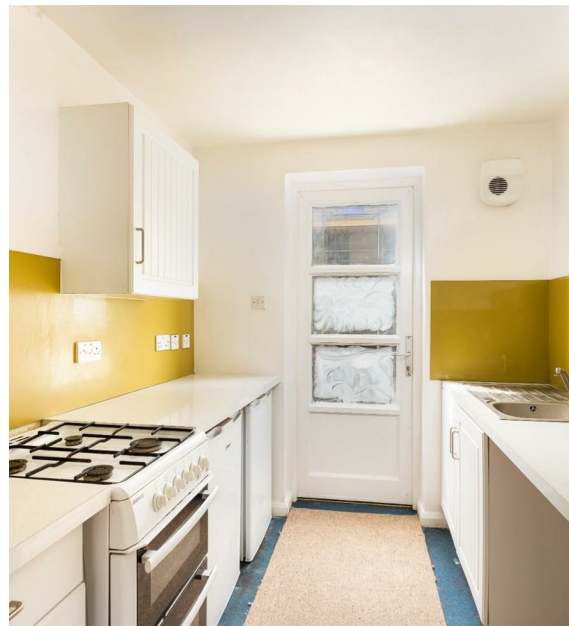


**WATERMEAD CLOSE, BATH  
 BA1 1XD**

**GUIDE PRICE  
 £265,000**

**2 BEDROOM APARTMENT - GROUND FLOOR**

- Ground floor apartment, situated within a few minutes of the city center amenities
- Private court yard garden with out building
- No onward chain
- Living room, separate kitchen, two double bedrooms, shower room
- Secure communal established garden with children's play area
- EPC D, Council tax band A, Leasehold



**Description**  
Watermead Close is located in the city center of Bath near to Green park, an attractive, Georgian riverside park with shaded areas and open space, within walking distance to the train station, bus station and the city center. 1 Watermead Close is positioned on the ground floor of this modern development. The property has a private front entrance, leading through to two double bedrooms, shower room, kitchen and a large, light and spacious living room enjoying a double aspect overlooking the rear private courtyard garden. From the living room there is direct access to the private courtyard garden which benefits from a stone built outbuilding. Also to the rear you have a large securely gated communal garden with good size lawns, trees and a children's play area. Parking space available to rent from Curo at an additional fee. No onward chain.

**Location**  
A quietly positioned ground floor apartment, within a few minutes walk into the heart of the historic city of Bath. Bath Spa railway station is within a few minutes level walk, offering a high-speed service to London Paddington and Bristol to the west. World-famous tourist sites and the award-winning Southgate shopping center, with restaurants, bars and many unique shops, are all nearby. This cosmopolitan city, offers theatres, art galleries and excellent sports facilities, as well as fine dining and extensive shopping, in a unique World Heritage protected setting.

**Tenure**  
125 year lease, commenced in 2014  
Freeholders - Curo, Management Company - Curo  
Management charge £535pa, Ground rent £10pa  
Subject to change.