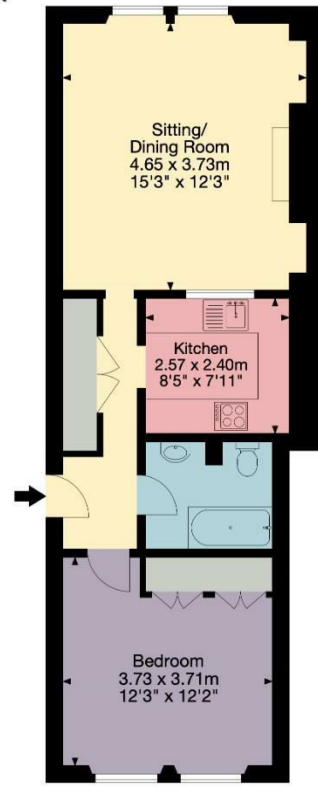


**Lower Ground Floor, 11 Gosvenor Place, Bath BA1 6AX**  
 Approx. Gross Internal Area  
 579 sq ft - 54 sq m



- KEY**
- Kitchen
  - Living Area
  - Bedroom
  - Bathroom
  - Storage

**Lower Ground Floor**

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 PLACE, BATH  
 BA1 6AX**

**GUIDE PRICE  
 £240,000**

**1 BEDROOM FLAT - CONVERSION**

- One bedroom courtyard apartment
- Large double bedroom overlooking the private courtyard
- On street parking and Courtyard garden
- Spacious south facing living room
- Separate kitchen
- Council tax band B, Share of Freehold



#### DESCRIPTION

A charming one bedroom courtyard garden apartment set just off London Road. This recently updated apartment forms part of an impressive Grade II Listed building. The property offers a spacious south facing living room with a beautiful outlook, a light and well equipped kitchen with window hatch through to the living room, bathroom and a good sized double bedroom overlooking the front courtyard. Private courtyard garden to the front. Spacious entry hall and ample storage. No onward chain.

#### LOCATION

The property is located amongst an abundance of local amenities on London Road which include a Morrisons supermarket, delicatessen, coffee shop, refill green grocers, veterinary clinic, pubs and post office along with independent galleries, furniture shops and a petrol station. There is nearby access to the River Avon and Kennet & Avon Canal for walking and cycling. There are also some excellent state and independent schools within easy reach

which include St Saviour's and St Mark's Schools in Larkhall, St Stephen's Primary School, Kingswood and The Royal High Schools in Lansdown and King Edward's Schools on North Road. With on-street parking to the front of Grosvenor Place. The centre of Larkhall village is less than a five minute walk-away, and provides a wide-array of amenities, including a small co-op, butchers, delicatessen, multiple cafes, newsagents, post office, and independent shops. The centre of Bath itself is less than a half-an-hour walk away, but can also be reached by the frequent bus service which runs along London Road, and stops opposite Grosvenor Place. For commuters, there is easy access to the M4 (J18 - 11 miles), and there are high speed rail links available from Bath Spa (1.5 miles) station.

#### TENURE

999 Year lease, commenced in 1986  
SHARE OF FREEHOLD  
Management charge - £700 twice yearly  
Subject to change