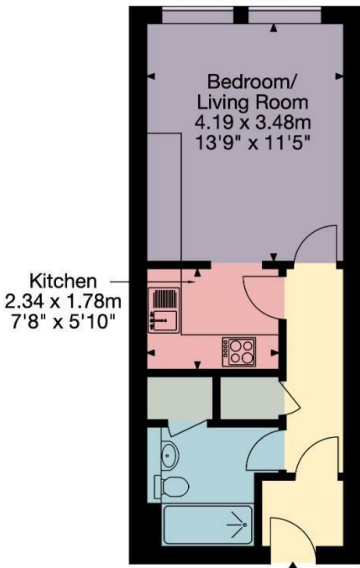


**Studio Apartment, 3 The Coach Works, Bath BA1 5NL**  
Approx. Gross Internal Area  
Main House - 345 sq ft - 32 sq m



- 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

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# THE COACHWORKS, BATH BA1 5NL

## GUIDE PRICE £175,000

**1 BEDROOM APARTMENT - STUDIO**

- Superb first floor studio Apartment
- Communal Courtyard Garden
- Ideal for a first time buyer or an investor
- Within a few minutes walk of the city centre
- Council Tax Band A -
- Separate kitchen



## DESCRIPTION

The property benefits from a deceptively spacious entryway, leading to a modern shower room with walk in shower and utility cupboard with washing machine. Unusually for a studio apartment, there is a separate kitchen complete with a integrated dishwasher, fridge with freezer oven and hob. There is also a handy breakfast bar area with a window looking into the the living accommodation. The living/bedroom benefits from high ceilings and modern shutters to the windows.

The apartment also has available a lovely communal courtyard and is located in one of the most convenient spots in Bath, just a short stroll from all the diverse shops, restaurants and attractions that Bath city has to offer. It is also an easy route out of Bath to the nearby M4

## LOCATION

This property is located in the Walcot area of Bath on the London Road and is conveniently placed just a half mile level walk of Bath city centre. There are an abundance of local amenities nearby which include a Morrisons supermarket, delicatessen, coffee shop, doctors and dental practice, pharmacy, veterinary clinic, Town House gastro pub along with a number of independent shops and petrol station. Great transport links with the junction 18 of the M4 motorway approximately 8 miles to the north, Bristol Airport is 18 miles to the west and Bath Spa Train Station 1.2 mile away.

## TENURE

314 Year lease commenced in 2014.  
Management Company: Bath Leasehold Ltd.  
Management charge £96.02 pcm. Free holder: Adriatic Land 11 Ltd  
Management fees are subject to change.

