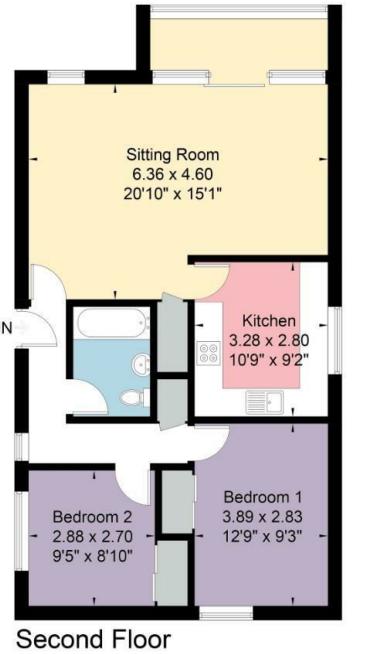


42 Pitman Court, Gloucester Road, Bath, BA1 8BD  
Approximate Gross Internal Area = 76.7 sq m / 825 sq ft

room

Key  
Kitchen  
Living Area  
Bedroom  
Bathroom  
Storage

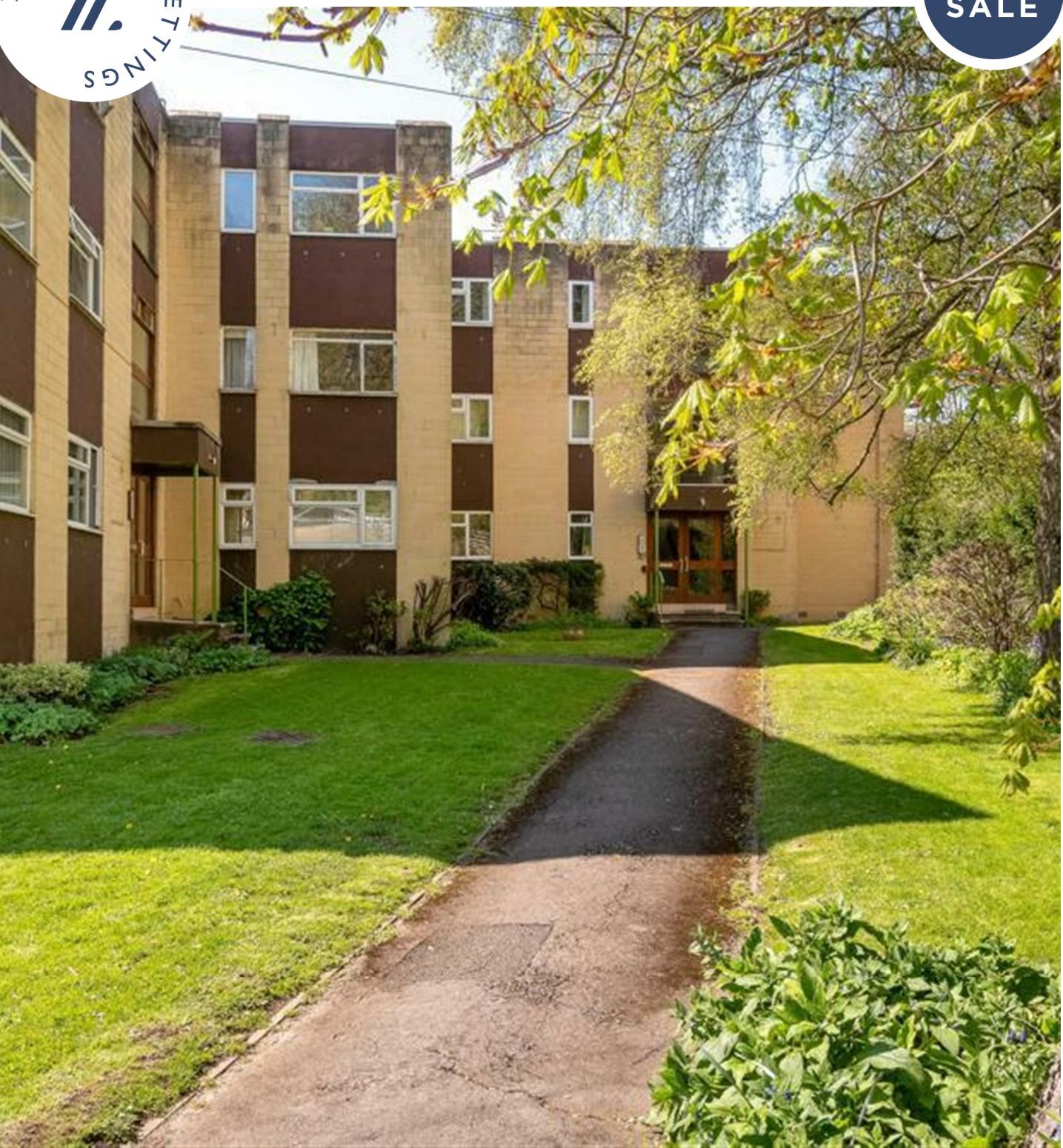
These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale  
(Photography/Drone/Video/3D/Architectural Plans/Cherry Perforated Certificate/Design Print) www.roomcpn.com © room - Create Property Marketing Ltd 2013



ZEST SALES & LETTINGS

01225 481010 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR  
SALE



**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.

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## PITMAN COURT, BATH GLOUCESTER ROAD BA1 8BD

### 2 BEDROOM FLAT/APARTMENT

- A spacious and light top floor apartment
- Two double bedrooms, bathroom
- Communal grounds, allocated parking space, visitors parking
- Open plan living and dining room, opening onto a balcony, kitchen
- Quiet location, close to the local amenities of Larkhall and Alice Park
- Leasehold. EPC E, Council tax Band B

**GUIDE PRICE  
£245,000**



#### DESCRIPTION

A delightful top floor apartment, offering generous sized accommodation situated in a quiet location. The accommodation benefits from a 20ft living/dining room with access to a south facing balcony, kitchen, two double bedrooms with fitted wardrobes and a bathroom. Externally there are communal grounds and a allocated off road parking space, plus visitors parking.

#### LOCATION

Larkhall offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, Co-op, two public houses, pet shop, takeaways, coffee shop, deli, gift shop, pottery painting, greengrocer, Post Office/Newsagent,

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. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

#### TENURE

Leasehold - 750 years from 1971  
Freeholders - Bath Ground rent Estate Ltd  
Management Company - West of England Management Company  
Management charge - £135 pcm  
Ground rent - £20pa  
Subject to change

