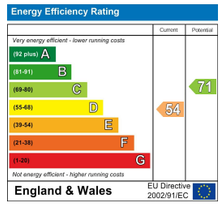

Second Floor

Approx. Gross Internal Floor Area 397 sq. ft. (36.88sq. m)
For indicative purpose only. Not to scale.

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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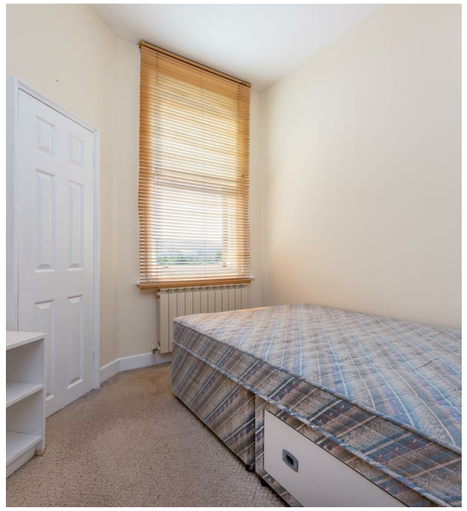
FOR SALE

9-10 LONDON STREET, BATH BA1 5BU

OFFERS IN EXCESS OF £185,000

1 BEDROOM APARTMENT

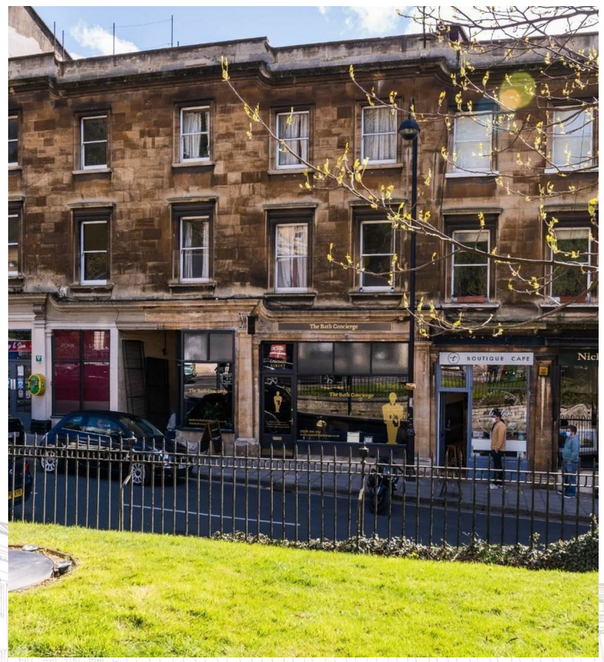
- Spacious and light 1 bedroom apartment
- Open plan L shaped kitchen/living room, bathroom, double bedroom
- Views to the rear
- Positioned within the popular location of Walcot, within a level walk of the city centre
- No onward chain, currently let £795pcm
- Well presented, Leasehold, council tax band A



This bright and airy one bedroom apartment is ideally situated in the artisan quarter of Bath, which compromises of London Street and Walcott Street. The open plan living room/kitchen has high ceilings and wide windows, which allows plenty of natural light to fill the space. The ornate fireplace is an attractive visual, and the views across to the Anglican Church of St. Swithin's, and their beautiful garden. The double bedroom is located at the rear of the apartment, away from the bustle of the street outside. There is a built-in cupboard for storage, and views across the city. The modern bathroom includes an over-bath shower, toilet and basin.

LOCATION

London Street gives you a level walk through Walcot Street past a wide variety of boutiques, artisan cafes and restaurants into the heart of the city. To be so close to the array of cultural and leisure facilities Bath has to offer is always popular. The museums, art galleries and theatres are all on your door step, as well as Bath Spa Railway Station providing a high speed link to London Paddington.

TENURE

Management company: Bath Leasehold
Management charge per month: £145pcm
Years left on lease: 986
Ground rent: £50 per year
Council Tax: Band A