

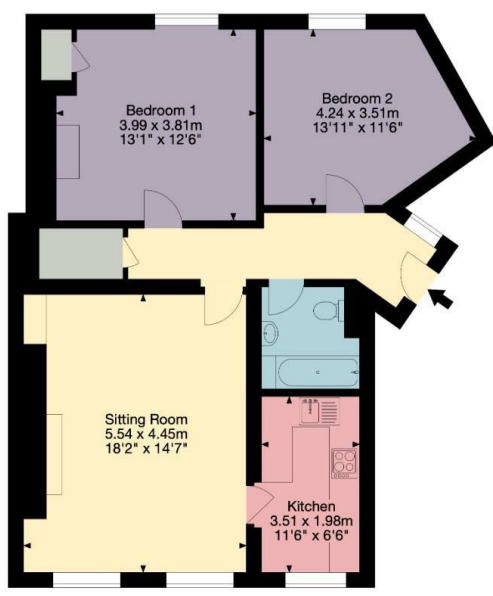
FOR SALE



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(91-95) A	(71-75) G	(1-10) A	(1-10) A
(81-90) B	(61-70) H	(11-20) B	(11-20) B
(71-80) C	(51-60) I	(21-30) C	(21-30) C
(61-70) D	(41-50) J	(31-40) D	(31-40) D
(51-60) E	(31-40) K	(41-50) E	(41-50) E
(41-50) F	(21-30) L	(51-60) F	(51-60) F
(31-40) G	(11-20) M	(61-70) G	(61-70) G
(21-30) H	(1-10) N	(71-80) H	(71-80) H
(11-20) I	(1-10) O	(81-90) I	(81-90) I
(1-10) J	(1-10) P	(91-100) J	(91-100) J
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Top Floor Flat (4), 23 Park Street, Bath BA1 2TE
 Approx. Gross Internal Area
 Main House - 833 sq ft - 77 sq m



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

Third 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

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 LONDON ROAD
 BATH
 BA1 6PT

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 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



**PARK STREET, BATH
 BA1 2TE**

**GUIDE PRICE
 £350,000**

2 BEDROOM FLAT/APARTMENT

- Grade II Listed top floor apartment, situated on the edge of St James Square
- Two double bedrooms, bathroom, kitchen
- On street permit parking, within a short walk of the city centre
- No onward chain
- Spacious and light with far reaching views
- Leasehold, share of freehold, EPC D. Council tax band TBC



Description

A spacious and light top floor apartment forming part of a Grade II Listed Georgian town house. Within an easy walk of the city centre the property offers a good sized living room with period features, two double bedrooms, modern kitchen and a bathroom. On street permit parking. No onward chain.

Location

This highly sought-after residential address is conveniently placed on top of excellent local amenities which include a doctor's practice, chemist, florist, organic green grocers, hairdressers, public house and convenience store, along with a national chain supermarket on Julian Road.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine

restaurants, cafes, and wine bars along with a number of well-respected cultural activities which include a world-famous international music and literary festival, the attractions at the Roman Baths and Pump rooms and some lovely museums and art galleries. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station (Crossrail link commences TBC), the M4 Motorway, junction 18 is 8 miles to the north and Bristol airport is 18 miles to the west.

Tenure

999 year lease, commenced in 1981
Share of Freehold
Management company - 23 Park Street Bath (Management) Ltd
Management charge - £251.29pcm
Subject to change

