



Ground Floor

- Kitchen/ Breakfast Room
4.95 x 3.51m
16'3" x 11'6"
- Roof Terrace
5.51 x 4.75m
18'1" x 15'7"

First Floor

- Drawing Room
5.61 x 5.56m
18'5" x 18'3"

Second Floor

- Bedroom 1
5.66 x 4.90m
18'7" x 16'1"
- Bedroom 3
3.38 x 2.97m
11'1" x 9'9"

Third Floor

- Bedroom 2
3.69 x 3.48m
18'8" x 11'5"
- Bedroom 4
4.52 x 2.44m
14'10" x 8'0"
- Eaves Store
- Void

North Arrow

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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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GUIDE PRICE
£725,000

4 BEDROOM MAISONETTE - UPPER

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- An exceptional three storey Maisonette forming part of a Grade II Listed building
 - Recently refurbished kitchen with breakfast area, impressive first floor drawing room
 - Large private roof terrace ideal for alfresco dining
 - Perfectly positioned within the heart of the city centre, just a few steps away from Bath Spa train station
 - Four double bedrooms, luxury bathroom with separate shower, shower room
 - Private entrance, storage rooms



DESCRIPTION

9 Swallow Street is a fine example of a period property, forming part of a Grade II listed building. The property has its own private entrance with accommodation evenly spread over three floors, enhanced by a pretty private roof terrace. The first floor offers a recently updated bespoke kitchen/breakfast room, a perfectly formed drawing with period features and a log burning stove and an entrance hall with extensive built in storage. The upper floors provide a 18ft master bedroom with a range of extensive built in wardrobes and dressing table, three further double bedrooms, a luxury bathroom with separate shower and a shower room. There are also a storage room (with restricted head height) situated on the top floor.

LOCATION

This Georgian building is in the heart of historic Bath. Bath Spa railway station is within a few minutes level walk, offering a high-speed

service to London Paddington and Bristol to the west. World-famous tourist sites and the award-winning Southgate shopping centre, with restaurants, bars and many unique shops, are all nearby. This cosmopolitan city, offers theatres, art galleries and excellent sports facilities, as well as fine dining and extensive shopping, in a unique World Heritage protected setting. Bath is surrounded by glorious countryside which is part of Cotswolds Area of Outstanding Natural Beauty. It is easily accessible via the M4 motorway at Junction 18, just 10 miles to the north and with Bristol International airport less than 20 miles drive away.

TENURE

Leasehold: 125 year lease, commenced in 2004
No monthly management charge
Freehold: Bath and North East Somerset Council
No sinking fund

