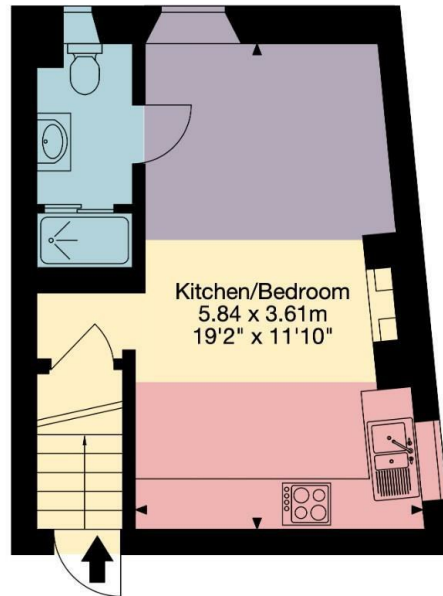
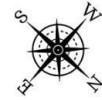


**Flat 1 Whyke House, 14 Lambridge Place Bath BA1 6BJ**  
 Approx. Gross Internal Area  
 Main House - 278 sq ft - 25 sq m



**First Floor**

- 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

T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



**14 LAMBRIDGE, LARKHALL, BATH  
 BA1 6BJ**

**GUIDE PRICE  
 £180,000**

**1 BEDROOM STUDIO - CONVERSION**

- Charming studio apartment situated within Larkhall village
- Off road parking for one vehicle, no onward chain
- Shared use of communal garden
- Modern and well equipped kitchen and shower room
- EPC exempt, Council tax band A, Leasehold.



#### DESCRIPTION

A beautifully presented studio apartment situated on the first floor of the impressive Whyke House. This well equipped studio is light with a dual aspect and benefits from a modern kitchen and shower room. The property has retained period features and has gas central heating. Impressive communal area and staircase and shared use of communal garden.

#### LOCATION

Larkhall offers frequent bus services into the City centre which is an approximate 20 minute level walk. The amenities in Larkhall village include a butchers, Co-op, three public houses, pet shop, takeaways, coffee shop, deli, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hairdresser, bookshop 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. Nearest train station: Bath Spa 2.2 miles (London/Paddington Line).

#### TENURE

999 year lease, commenced in 2008.  
Management charge - £54 pcm  
Ground rent - £150 per annum

