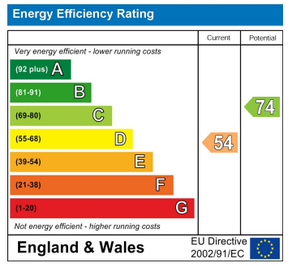
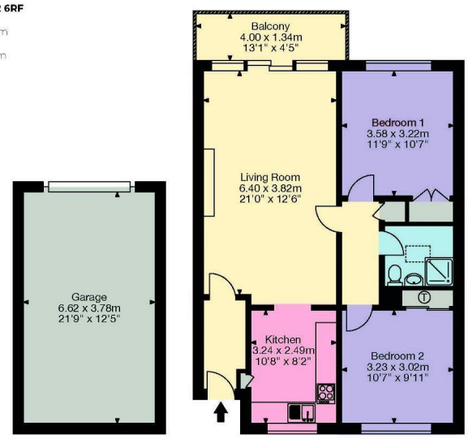


11 Beckford Court, Bath, BA2 6RF
Approx. Gross Internal Area
Main House - 767 sq ft - 71 sq m
Garage - 269 sq ft - 25 sq m
Total Area - 1,036 sq ft - 96 sq m



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

Garage

Ground 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

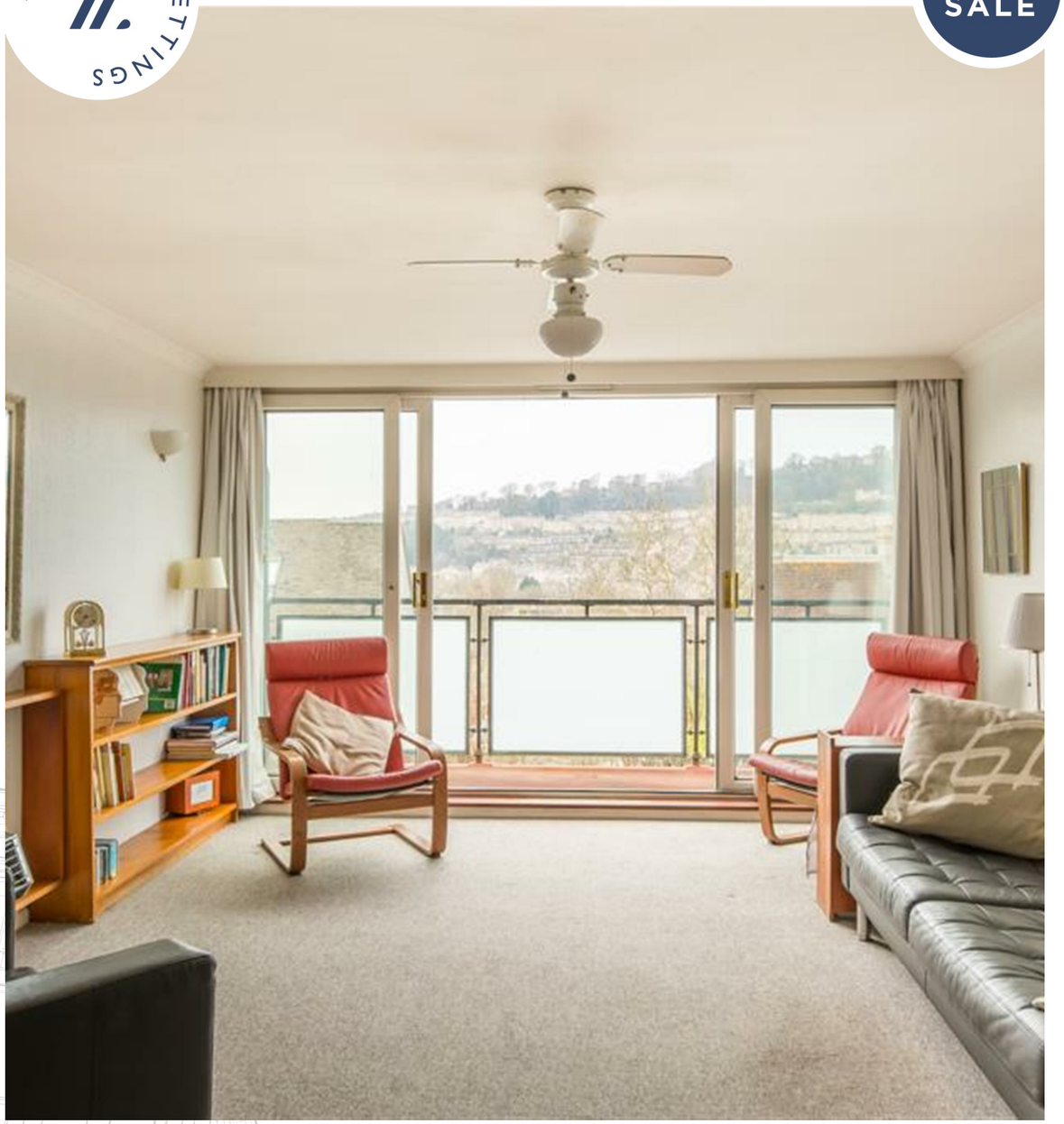
1A MILE END
LONDON ROAD
BATH
BA1 6PT

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

ZEST SALES & LETTINGS

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

FOR SALE



BECKFORD COURT, BATH
BA2 6RF

GUIDE PRICE £335,000

2 BEDROOM FLAT/APARTMENT

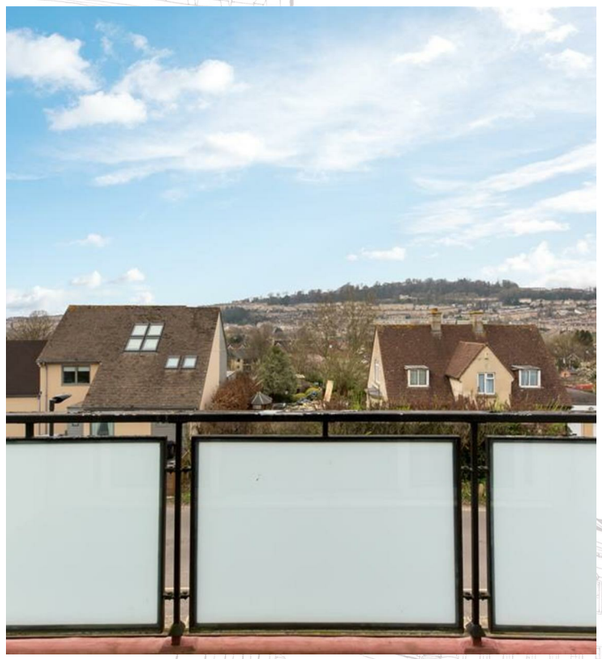
- Light and spacious apartment within the sought after area of Bathwick
- Two double bedrooms, bathroom
- Garage with power and light, visitors parking
- Living room with dining area, west facing balcony
- Delightful communal gardens
- Wonderful walks are also close at hand – along the Kennet and Avon Canal Towpath, through Sydney and Henrietta Gardens

DESCRIPTION

A very well presented, light and spacious 2 bedroom first floor apartment forming part of a small purpose built complex built in the 1960s. Conveniently situated close to Sydney Gardens, canal towpath walks and regular bus services to Bath centre; also within comfortable walking distance of the city. The property has a large living room with dining area and sliding doors on to the west facing balcony with beautiful far reaching views. There is also a good sized entrance hall and kitchen, plus two double bedrooms both with built in wardrobes and a bathroom. Below the apartment there is a spacious garage with power, light and water and an electric up and over door. Visitors parking.

LOCATION

The apartment occupies a most convenient and extremely popular position. It is very close to Sydney Gardens and the Hobourne Museum with an onward level walk to the city centre via Great Pulteney Street. There are local convenience stores nearby. Wonderful walks are also close at hand – along the Kennet and Avon Canal Towpath, through Sydney and Henrietta Gardens, or across lovely National Trust land - whilst there is also easy access to the Two Tunnels cycle circuit.

TENURE

Share of freehold
999 year lease commenced in 1962
Management company: Beckford Court (Bath) Residents Management Company Ltd
Management charge 2021/2022 £135pcm
No ground rent n/a
Council tax band C.