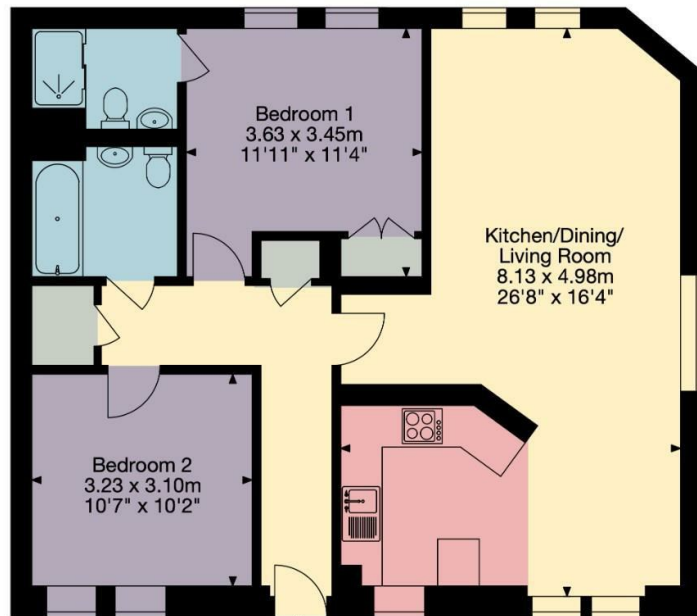


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

**31 St Martins Court, Midford Road, Bath BA2 5RQ**  
 Approx. Gross Internal Area  
 Total Area - 834 sq ft - 78 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

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.

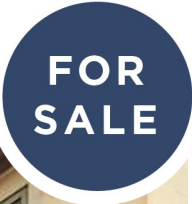
**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

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



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**MIDFORD ROAD, BATH  
 BA2 5RQ**

**GUIDE PRICE  
 £275,000**

**2 BEDROOM APARTMENT - GROUND FLOOR**

- A beautifully presented ground floor apartment with its own private entrance
- Two double bedrooms, ensuite shower room, bathroom
- Within easy reach of the city centre and the Bear Flat, close to St Martins hospital
- Large open plan living/dining and kitchen room with triple aspect
- Allocated off road parking space
- Communal front garden



**DESCRIPTION**

A beautifully presented apartment situated on the ground floor with its own private entrance and allocated parking space. This delightful property is in excellent condition throughout offering light and spacious accommodation, benefiting from a well equipped kitchen/dining/living room with triple aspect and Amtico flooring, a master bedroom with ensuite shower room, a further double bedroom, bathroom and storage cupboards. Communal front garden to the front.

**LOCATION**

St Martins Court is a most desirable location off Midford Road and close to St Martin's hospital with attractive stone-face construction and arrangement in gentle terraces. The property has excellent bus and

car access to the cities of Bath and Bristol and good proximity to local schools. Recently opened is the nearby, highly popular Sainsbury's Supermarket. Situated on the southern perimeter of Bath, beautiful country walks are available along Shepherds Walk, Horsecombe Vale and Rainbow Woods. The beautiful Southstoke village is also nearby.

**TENURE**

999 Year lease, commenced in 2006  
 Freeholders are Cotswoldgate Ventures Ltd  
 Management company is Nestmoove  
 Management charge is £500 per annum  
 No ground rent  
 Subject to change  
 Council tax band D

