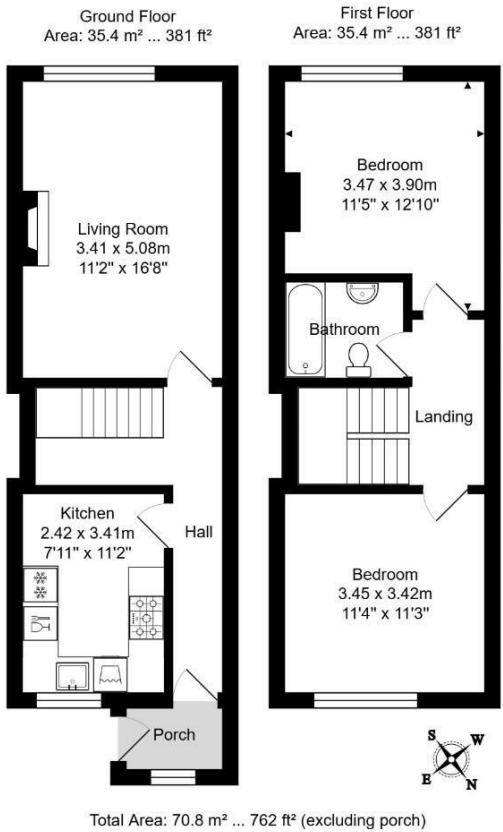
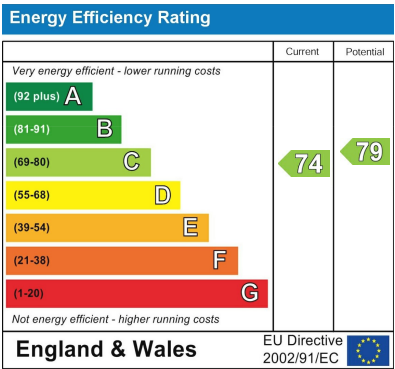


FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness. www.epcasessments.co.uk

EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com



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.



45, St. James Park, Bath, BA1 2SX

2 Bedroom Maisonette - Upper

Guide price
£350,000

- Spacious and light two storey maisonette
- Two double bedrooms, bathroom
- Well equipped kitchen/breakfast room, living/dining room
- On street residents permit parking, no onward chain
- Perfectly positioned within a ten minute walk of the city centre
- EPC rating C. Council tax band C. Leasehold.

DETAILS

Generous two bedroom residence, ideal for a first time buyer, offering a low stamp duty.



Property Information

A modern, two-double-bedroom maisonette featuring its own private entrance, perfectly situated on the edge of the desirable St. James Square, close to Royal Victoria Park. This light and airy residence is beautifully presented throughout. The accommodation offers a well-equipped kitchen/breakfast room, a south-facing living room, two generously sized double bedrooms, and a contemporary bathroom. Additional benefits include residents' on-street parking and no onward chain. Furniture available by separate negotiation

Location

Bath's compact centre is overflowing with places to eat and drink, plus some

of the finest independent shops in Britain, making it an ideal place to live. Immerse yourself in Bath's remarkable collection of museums and galleries, and enjoy year-round festivals, theatre, music and sports. The Rec is home to Bath Rugby and located next to the weir and famous Pulteney Bridge. Transport links are straightforward, trains run to London Paddington, Bristol and destinations further west.

Tenure

Leasehold property, 999 year lease commenced in the 1960's.
Management charge, approximately £35pcm
Ground Rent: £100pa
Subject to change.