



**Green Park, Bath, BA1 1HZ**

**welcome to**

**Green Park, Bath**

Set within striking distance of the thriving heart of the city centre views over Green Park opposite, river and cycle path just meters away plus only 1/2 mile to Bath Spa station this exquisite 1st floor apartment combines Georgian grandeur with stylish modern refurbished living, share of Freehold.





### Hall

6' 5" x 4' 7" ( 1.96m x 1.40m )

### Bedroom 1

12' 4" x 12' 11" ( 3.76m x 3.94m )

### Shower Room

7' 8" x 4' 7" ( 2.34m x 1.40m )

### Living Room

18' 8" x 12' 2" ( 5.69m x 3.71m )

### Kitchen

7' 7" x 5' 7" ( 2.31m x 1.70m )

### Bedroom 2

12' 9" x 7' 7" ( 3.89m x 2.31m )

### Utility Room

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Green Park, Bath

- Share of Freehold
- Retained character throughout
- 2 double bedrooms
- Views over Green Park
- Well maintained communal areas

Tenure: Leasehold EPC Rating: D

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT108311](https://www.allenandharris.co.uk/Property/BAT108311)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
BAT108311 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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