



**Flat 2 Nelson Place East, Bath, BA1 5DA**



**welcome to**

## Flat 2 Nelson Place East, Bath

- Grade II listed
- Studio flat
- Well located
- Ideal investment
- Short walk to the city centre

Tenure: Leasehold EPC Rating: Exempt

For further information on the tenure of this property, please contact the branch or refer to our website - <https://www.allenandharris.co.uk/Property/BAT107175>

**£145,000**

**view this property online** [allenandharris.co.uk/Property/BAT107175](https://www.allenandharris.co.uk/Property/BAT107175)

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



**Property Ref:**

BAT107175 - 0015

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.

A self contained studio flat within walking distance to the town centre, recently refurbished, perfect investment for a cash buyer currently rented for 12 months.

VIRTUAL VIEWINGS ONLY

CURRENTLY TENANTED UNTIL DECEMBER 2022 for £650pcm



**Contemporary Living Space**

13' 6" x 12' 2" ( 4.11m x 3.71m )

**Separate Shower Room**

  
allen & harris



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