

Second Floor Flat, Kensington Place, Bath, BA1 6AP

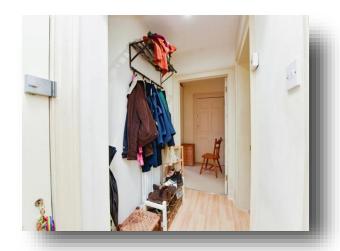


### welcome to

# **Second Floor Flat, Kensington Place, Bath**

A smart and tidy one bedroom second floor apartment in this renowned 1795 built Georgian terrace designed by famous City of Bath Architect John Palmer, situated just to the north east of the City centre.













#### **Entrance Hall**

Entry phone, storage cupboard, laminated flooring, radiator.

### **Living Room**

11' 1" x 17' 7" ( 3.38m x 5.36m )

Two sash windows to rear aspect with shutters, cast iron fireplace, cupboards either side of chimney breast, two period style radiators.

#### Kitchen

11' 3" x 7' 11" ( 3.43m x 2.41m )

Sash window to rear aspect with shutters, cupboard units at two levels, electric oven and hob with cooker hood over, integrated dishwasher, space for fridge freezer, boiler housed in cupboard, tiled flooring, radiator.

#### **Bedroom**

15' 7" Max x 11' 11" ( 4.75m Max x 3.63m ) Sash window to front aspect with shutters, two built in cupboards, two radiators.

#### Bathroom

Bath with shower over, vanity wash hand basin, wc, partly tiled walls, recess into wall with shelving, tiled flooring, heated towel rail.



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.





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# Second Floor Flat, Kensington Place, Bath

- One Bedroom Conversion Flat
- Second Floor Level
- Grade II Listed Late 18th Century Terrace
- Modern Kitchen & Bathroom
- Residents Permit Zone Parking

Tenure: Leasehold EPC Rating: C

guide price

£240,000









Please note the marker reflects the postcode not the actual property

# view this property online allenandharris.co.uk/Property/LAR105134

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: LAR105134 - 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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