



Ground Floor Flat, London Road West, Bath, BA1 7QU

welcome to

Ground Floor Flat, London Road West, Bath

This handsome and impressive ground floor apartment is set within a glorious converted Victorian Villa on London Road West, providing two double bedrooms and having been recently renovated by our current sellers, whilst also benefitting from remarkable far reaching views across the Avon Valley.





Living Room

17' 10" Max x 12' 4" Into bay (5.44m Max x 3.76m Into bay)

Kitchen

8' 10" x 7' 4" (2.69m x 2.24m)

Bedroom One

16' 10" Into bay x 10' 11" (5.13m Into bay x 3.33m)

Bedroom Two

12' 4" Into bay x 10' 2" Max (3.76m Into bay x 3.10m Max)

Bathroom

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Ground Floor Flat London Road West, Bath

- Part Of The Beautiful 'Earlstone Villa'
- Two Spacious Bedrooms
- Ground Floor Apartment
- Large 17'10 x 12'4 Living/Dining room
- Modern well equipped kitchen

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105182



Property Ref:
LAR105182 - 0006

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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