

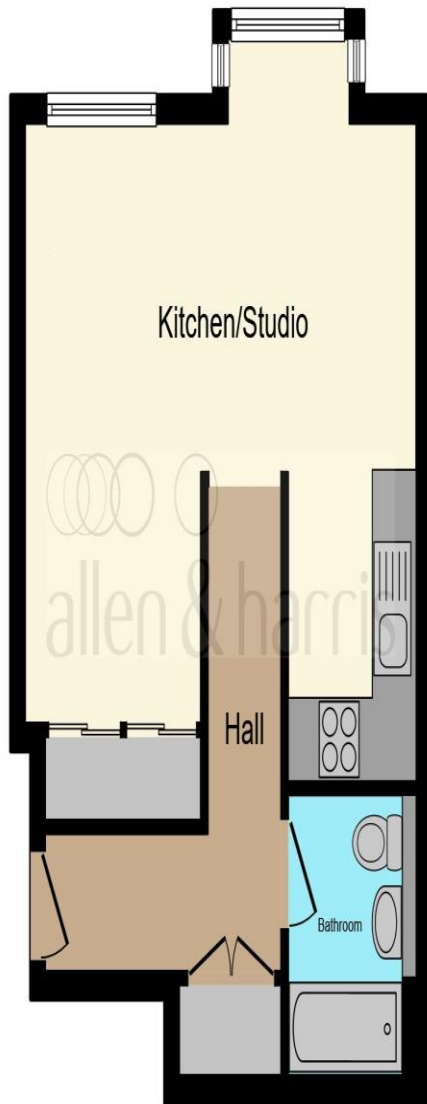


Bedford Court, Bedford Street, Bath, BA1 6PH

welcome to
Bedford Court, Bedford Street, Bath

Allen & Harris are pleased to bring to market, this studio flat contained within this modern purpose built building hidden away on Bedford Street, offering allocated parking in private car park and attractive communal gardens adjacent to the River Avon.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Entrance Porch

Living/ Kitchen/ Bedroom

17' 5" x 15' 6" Into Kitchen Max (5.31m x 4.72m Into Kitchen Max)

Bathroom

Allocated Parking

Agent Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

welcome to

Bedford Court, Bedford Street, Bath

- Studio Flat Tucked Away Development
- Allocated Parking In Private Car Park
- Tranquil Communal Gardens
- Level Walk To City Centre
- No Onward Chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1984. 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

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/LAR105187](https://www.allenandharris.co.uk/Property/LAR105187)



Property Ref:
LAR105187 - 0005

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.


allen & harris



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