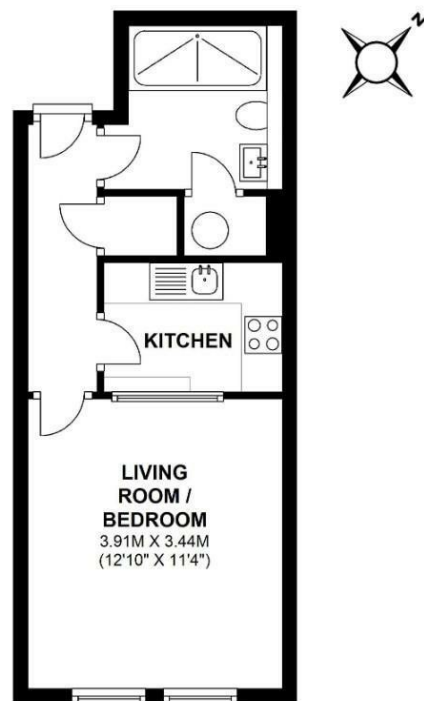


**SECOND FLOOR**  
APPROX. 28.8 SQ. METRES (309.7 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**TOTAL AREA: APPROX. 28.8 SQ. METRES (309.7 SQ. FEET)**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken by Reside Bath Limited for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective Tenant. © Copyright Reside Bath Limited 2014. Any copying, reproduction or unauthorised use of this floor plan is strictly prohibited.  
Plan produced using PlanUp.

**FLAT 9, THE COACHWORKS, 2 LONGACRE, BATH, BA1**

**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

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**LONG ACRE, BATH  
BA1 5NL**

**OFFERS IN EXCESS OF  
£178,000**

**1 BEDROOM STUDIO**

- Superb second floor studio Apartment
- Within a few minutes walk of the city centre
- Communal Courtyard Garden
- Tenant in situ until July 23 2024
- Separate kitchen
- Council tax band A, EPC rating C, Leasehold





#### Description

The property benefits from a deceptively spacious entryway, leading to a modern shower room with walk in shower and utility cupboard with washing machine. Unusually for a studio apartment, there is a separate kitchen complete with a integrated dishwasher, fridge with freezer oven and hob. There is also a handy breakfast bar area with a window looking into the the living accommodation. The living/bedroom benefits from high ceilings and modern shutters to the windows.

The apartment also has available a lovely communal courtyard and is located in one of the most convenient spots in Bath, in-between the popular Kensington Meadows and Hedgemoad park just a short stroll from all the diverse shops, restaurants and attractions that Bath city has to offer. It is also an easy route out of Bath to the nearby M4  
Due to mortgage restrictions this property would be best suited to cash buyers.

#### Location

This property is located in the Walcot area of Bath on the London Road and is conveniently placed just a half mile level walk of Bath city centre. There are an abundance of local amenities nearby which include a Morrisons supermarket, delicatessen, coffee shop, doctors and dental practice, pharmacy, veterinary clinic, Town House gastro pub along with a number of independent shops and petrol station. Great transport links with the junction 18 of the M4 motorway approximately 8 miles to the north, Bristol Airport is 18 miles to the west and Bath Spa Train Station 1.2 mile away.

#### Tenure

314 year lease commenced 2014  
Freeholders - Adriatic Land 11 Ltd.  
Management company - Bath Leasehold Management  
Management charge - £90.50pcm  
Ground rent - £150 per annum  
Subject to change.

