

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Flat 5, 38 Green Park, Bath BA1 1HZ
 Approx. Gross Internal Area
 344 sq ft - 32 sq m
 (Incl. Areas of Restricted Height)



- KEY**
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
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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.

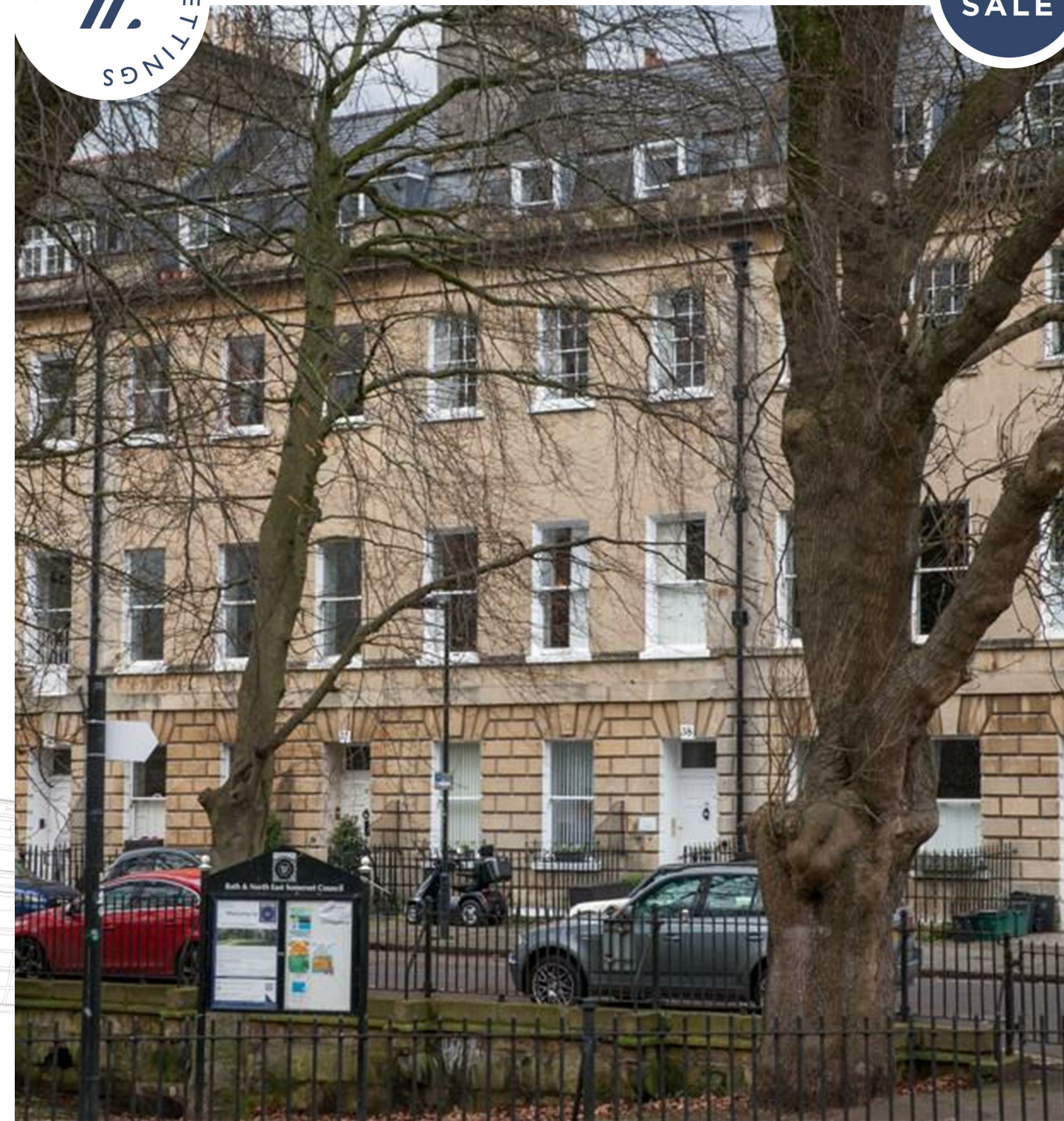
ZEST ESTATE AGENTS

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**GREEN PARK, BATH
 BA1 1HZ**

**GUIDE PRICE
 £215,000**

1 BEDROOM APARTMENT - STUDIO

- A beautifully presented studio apartment set within a magnificent Grade II Listed building
- Recently updated with a contemporary shower room and new flooring throughout
- Newly decorated throughout, Mill Norway electric panel heaters
- Spacious kitchen with room for dining table
- Permit parking. No onward chain
- Share of freehold. Council Tax band B. EPC rating D



Description

A beautifully presented and recently modernised studio apartment, set in the sought after terrace of Green Park, in the heart of the city centre. This apartment has been recently updated, benefiting from a new luxury shower room with Grohe fittings, Bristan electric shower. The living room/bedroom and the kitchen has had newly fitted flooring, removeable secondary glazing, Mill Norway electric panel heaters and benefits from loft storage. Permit parking. No onward chain.

Location

Located in the fine residential area of Green Park stands this handsome Georgian terrace. Green Park is a quiet street which benefits from no through traffic and is a short level walk of the city centre, which

offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 minutes). The world heritage city is famous for its golden architecture, parks and open areas

Tenure

999 year lease, commenced 1987
 Share of freehold
 £100pcm (includes the £20pa ground rent)
 Management company: 38 Green Park Bath (Management) Ltd
 Subject to change

