

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D	58	73
	E		
	F		
	G		

**Flat 3, 1 Fountain Buildings, Bath BA1 5DU**  
 Approx. Gross Internal Area  
 516 sq ft - 48 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010

**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.

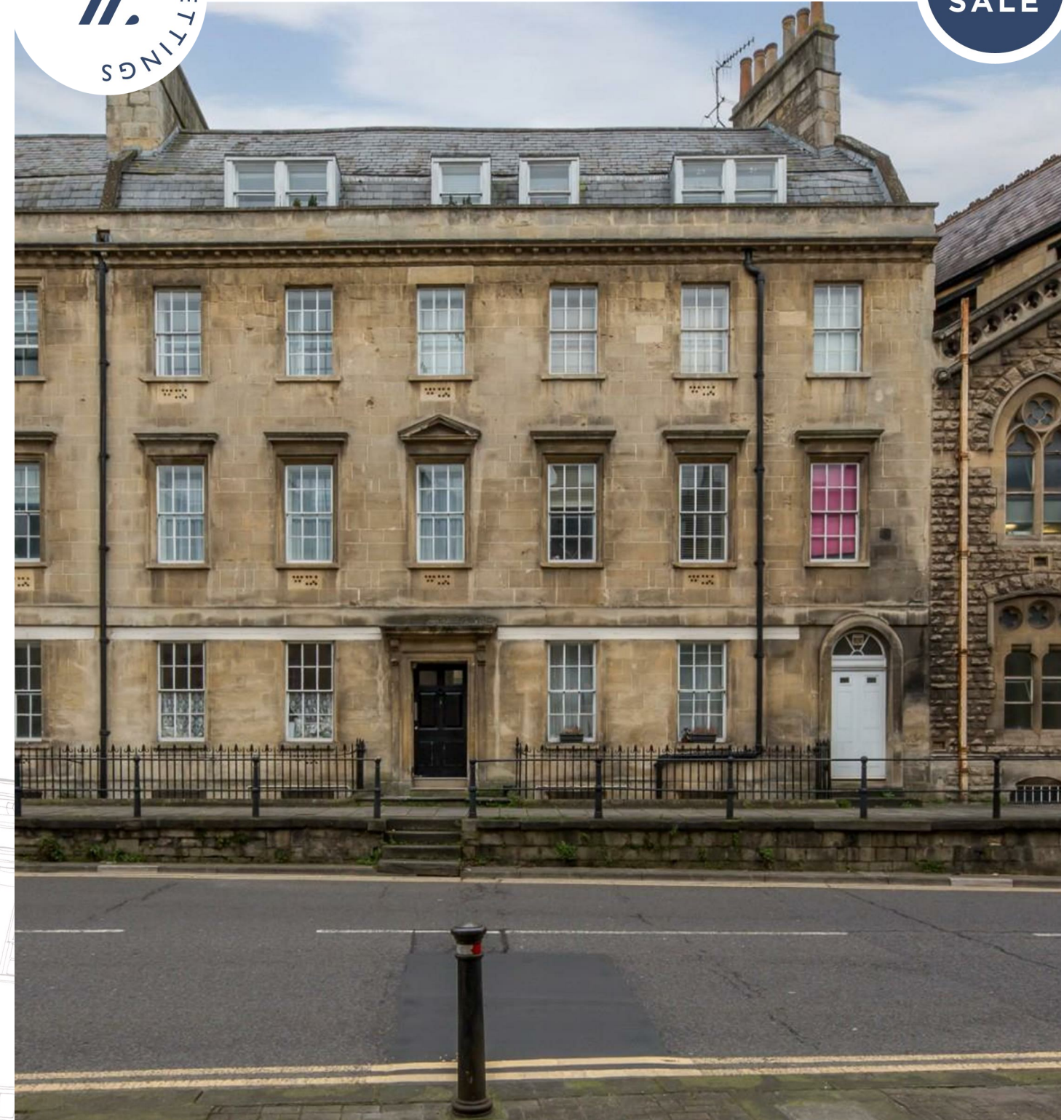
**ZEST ESTATE AGENTS**

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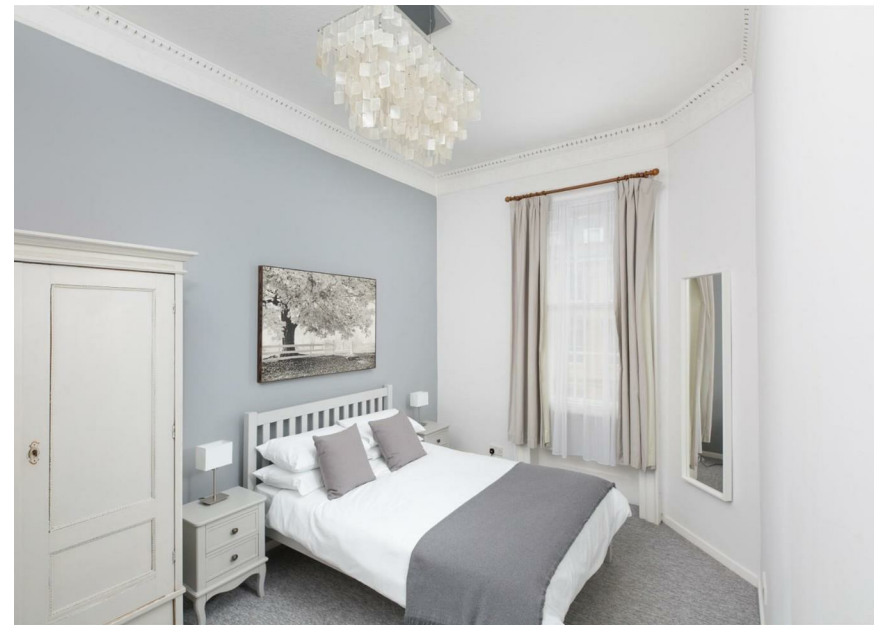
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**FOUNTAIN BUILDINGS, BATH**  
**BA1 5DU**  
 2 BEDROOM FLAT

**GUIDE PRICE**  
**£325,000**

- Charming first floor apartment situated in the heart of the city centre
- Living room, kitchen, two double bedrooms, bathroom
- Spacious and light, in good order throughout with no onward chain
- Leasehold. EPC rating D. Council tax band B.



#### DESCRIPTION

An impressive first floor apartment situated in the heart of the city centre. This spacious and light apartment offers a good sized living room with space for a dining room table and chairs, kitchen, two double bedrooms and a bathroom. The property is in good condition throughout and comes with no onward chain.

#### LOCATION

Rich in its heritage, Bath attracts more than 6.25 million visitors each year, with strong historic attractions and a diverse retail offering. The property forms part of an impressive terrace of Georgian houses, an attractive residential area to the east of the Royal Crescent, and within walking distance of Bath's top tourist attractions, including The Roman Baths, Bath Abbey and Pulteney Bridge. The immediate surrounding area is characterised by

residential properties, cafes and restaurants, with Royal Victoria Park a short distance.

#### TENURE

999 year lease, commenced in 2015  
Freeholder and Management Company: Livewest  
Management charge £104pcm  
Ground rent - £10pa  
Subject to change

