



Flat 3, 14 Edward Street, Bathwick, Bath BA2 4DU
 Approx. Gross Internal Area
 528 sq ft - 49 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

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

T: 01225 48 10 10
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**EDWARD STREET, BATH
 BATHWICK BA2 4DU**

**GUIDE PRICE
 £375,000**

1 BEDROOM APARTMENT

- One bedroom apartment forming part of a splendid Grade II listed building
- Living room and kitchen with views over Edward Street, having retained many period features
- Double bedroom with built in storage, enjoying fabulous views towards Bath Abbey
- Situated in the heart of the city centre
- Impressive communal entrance hall. No onward chain.
- Leasehold. EPC rating C. Council tax band C.



Property Description

An elegant one bedroom apartment forming part of a Grade II listed Georgian town house located in this highly prestigious residential address, located within five minutes level-walk of Bath city centre. The apartment offers well proportioned accommodation which spans the width and depth of this beautiful townhouse. The accommodation has retained many of its period features, boasting elegance and charm, the spacious living room is located at the front with two large sash windows over looking Edward Street with working shutters, a period fireplace, high ceilings and two built in storage cupboards. The living room is linked with a well-equipped kitchen which also overlooks Edward Street. To the rear of the apartment there is a generous double bedroom perfectly positioned to enjoy the fine view towards Bath Abbey, the bedroom also benefits from built in storage cupboards. In addition, there is a well-appointed bathroom offering a bath with shower over.

LOCATION

Edward Street is situated on the southerly side of Great Pulteney Street, near the world famous Pulteney Bridge and Laura Place with world class sporting facilities available at Bath Rugby and Cricket Clubs as well as at Bath University. The UNESCO World Heritage City of Bath is on the door step and offers a wonderful array of retail outlets, a fine selection of restaurants cafes and wine bars and many well respected cultural activities, including the Royal Crescent Museums, international music and literary festival along with the Roman Baths and Pump Rooms. Travel wise there is a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, which is a 10 minutes level walk away, the M4 motorway junction 18 is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

TENURE

999 lease commenced in 1990. Share of freehold. Bath Leasehold Management. Management charge: £1830 per annum. Subject to change.