

Flat 4, Montague House, Bath BA1 6RX
 Approx. Gross Internal Area
 107 sq m / 1,162 sq ft.



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

Second Floor

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.

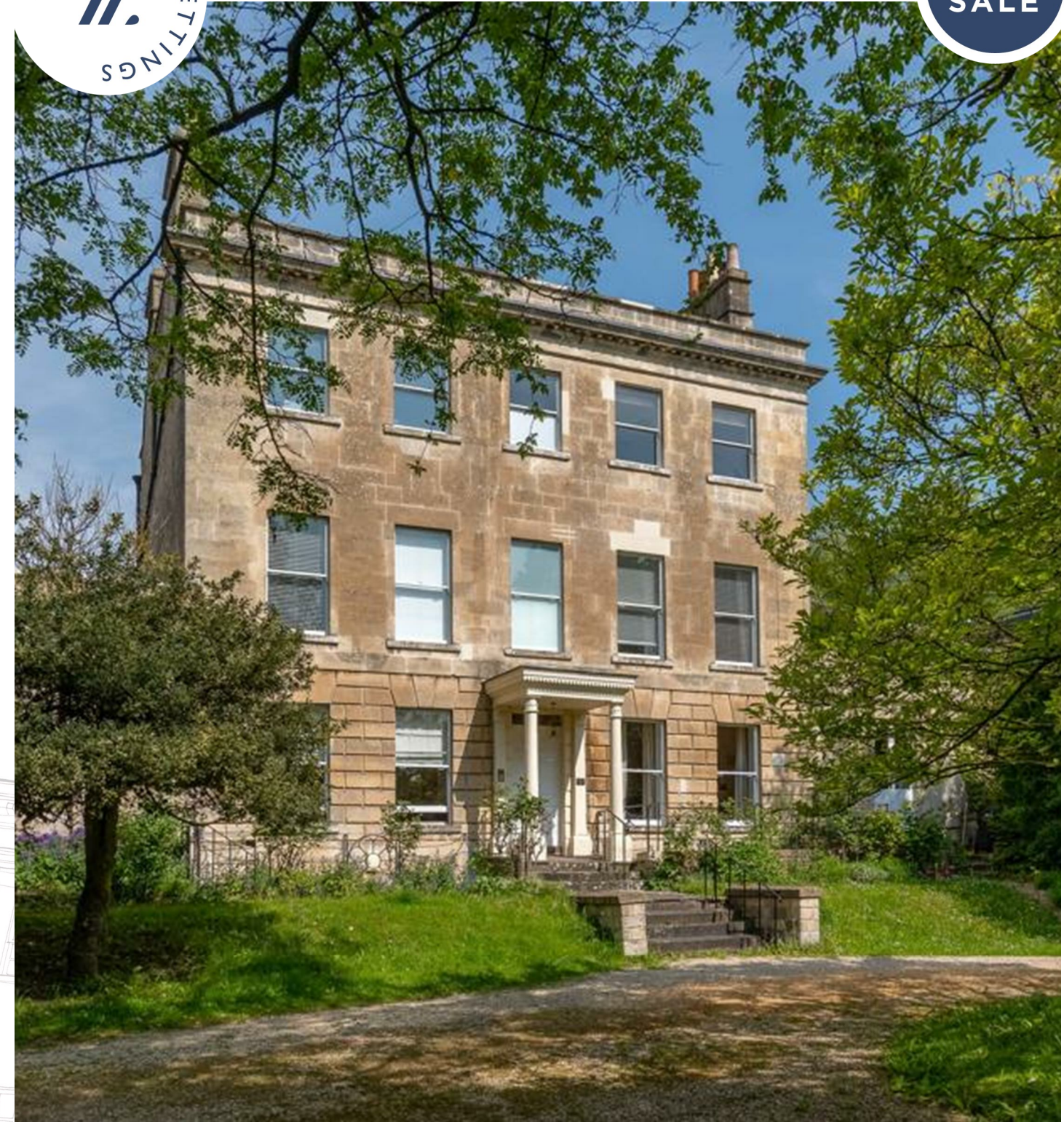
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

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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**LAMBRIDGE STREET, BATH
 BA1 6RX
 2 BEDROOM FLAT**

**GUIDE PRICE
 £475,000**

- A splendid Grade II Listed apartment, beautifully presented
- 16ft living room, flooded with light
- Communal grounds, garage and off road parking
- Contemporary kitchen diner, completed to an exceptionally high standard
- Two double bedrooms and luxury bathroom with a separate shower
- EPC exempt. Council tax band C. Leasehold. No onward chain.



DESCRIPTION

Flat 4, Montague House is an impressive Grade II Listed apartment, covering the entire top floor of a charming Georgian building, situated in the popular area of Larkhall Village, east of Bath. Generous in size the accommodation offers a 16ft living room with period features, flooded with light, a stylish contemporary kitchen/diner, two double bedrooms and a luxury bathroom with separate shower. The property sits within well maintained communal gardens and offers off road parking and a garage. No onward chain.

LARKHALL

Larkhall offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three public houses, pet shop,

takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

LEASEHOLD

999 year lease - commenced in 1979
Share of freehold.
Management company: Montague House (Bath) Management Ltd
Management Charge £1200pa.
Subject to change.

