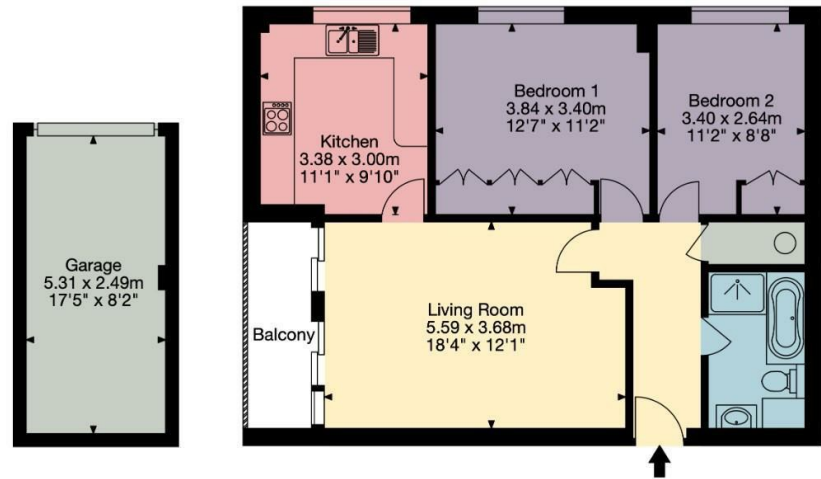


**33 Pitman Court, Gloucester Road, Bath BA1 8BD**  
 Approx. Gross Internal Area  
 Main House - 706 sq ft - 66 sq m  
 Garage - 142 sq ft - 13 sq m  
 Total Area - 848 sq ft - 79 sq m



**Garage**  
 5.31 x 2.49m  
 17'5" x 8'2"

**KEY** (not shown in actual location or orientation)

- 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.

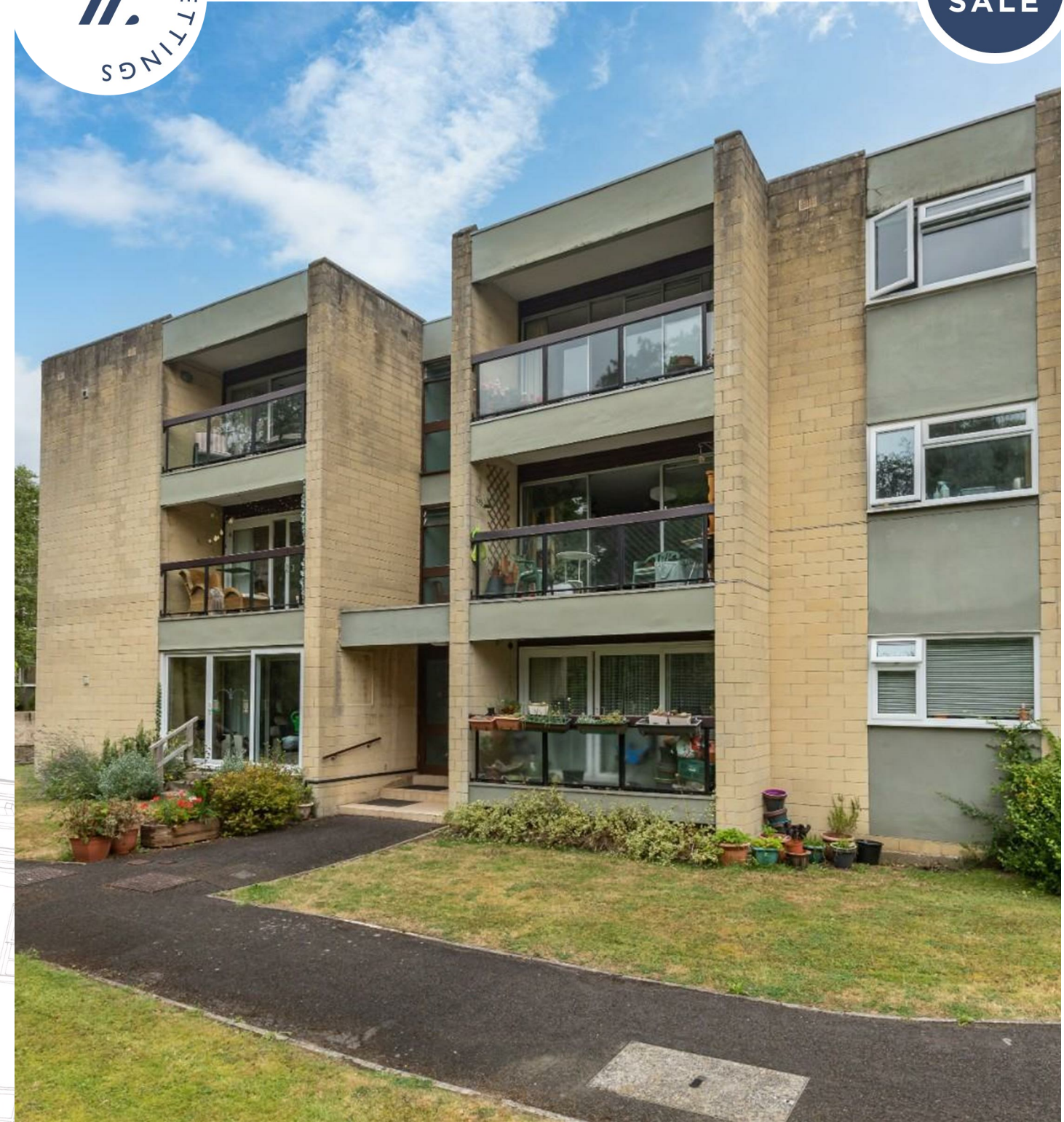
**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

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**GLOUCESTER ROAD, BATH**  
**BA1 8BD**  
 2 BEDROOM FLAT

**GUIDE PRICE**  
**£265,000**

- Purpose built top floor apartment
- Full aspect window with large balcony
- Communal gardens, garage, unallocated off road parking
- Beautiful kitchen and separate living room
- Two double bedrooms, modern bathroom
- Leasehold, EPC E, Council Tax B



#### DESCRIPTION

Situated within the popular residential location of Pitman Court, this beautifully renovated apartment is finished to a high standard throughout. There is a light and airy living room and a separate kitchen space. At one end of the living room there are large patio doors which lead onto a balcony overlooking the surrounding gardens. The apartment benefits from two double bedrooms and a modern bathroom with a full sized bath and separate shower. The property also comes with a garage and there is unallocated off-street parking.

#### 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, two public houses, pet shop, takeaways, coffee

shop, deli, gift shop, pottery painting, greengrocer, Post Office/Newsagent, 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.

#### TENURE

#### LEASEHOLD

999 year lease, commenced 1971.  
Freeholder: Bath Ground Rent Estate Ltd  
Ground rent: £12 pa  
Management charge including building insurance: £165 pcm.  
Subject to change.

