

Flat B, Lambridge Grange, 42 Gloucester Road, Bath BA1 8BE
 Approx. Gross Internal Area
 94 sq m / 1,011 sq ft (Incl. Store)



- 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



**GLOUCESTER ROAD, BATH
 BA1 8BE**

**GUIDE PRICE
 £425,000**

2 BEDROOM FLAT/APARTMENT

- Charming and beautifully presented first floor apartment
- Quietly positioned within a few minutes walk of Larkhall village east of Bath
- Exquisite Venetian windows, period fireplaces, intricate cornicing and working shutters
- Living room, kitchen/diner, two bedrooms, bathroom
- Allocated off road parking for one vehicle. Store/utility
- Leasehold. Council Tax band A. Share of freehold.



DESCRIPTION

Lambridge Grange is tucked away in a tranquil location within a few minutes walk of Larkhall village. This elegant first floor apartment is beautifully presented, complimented by a wealth of period features such as period fireplaces, working shutters, Venetian arch topped windows and intricate cornicing. The accommodation offers a generous living room with three impressive south facing windows with working shutters a marble fireplace and a Defra wood burner. A well appointed kitchen/diner with plenty of storage and the original range cooker. A double bedroom with a range of built in wardrobes and three further impressive south facing windows, a further bedroom and a modern bathroom. Entrance hall with utility/storage. Private allocated parking space for one vehicle.

LOCATION

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, Co-op, two public houses, takeaways, Ma Cuisine, gift shop, Goodies, café, greengrocer, book shop, 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 with a community garden, complete with café, just a 5 minute walk away.

TENURE:

699 year lease, commenced on the 24th June 1990
 Share of freehold
 Management company: Lambridge Grange (Bath) Ltd
 Management charge: Twice yearly £458.00
 No pets allowed
 Subject to change

