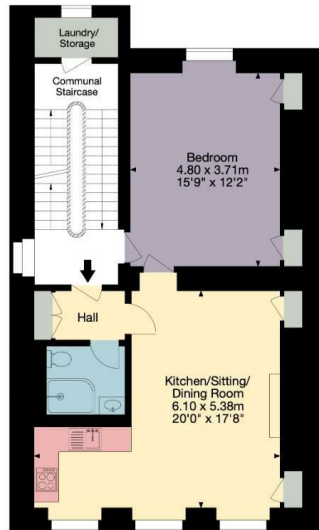


**Second Floor Flat, 25 Park Street, Bath BA1 2TF**  
 Approx. Gross Internal Area  
 657 sq ft - 61 sq m  
 (Incl. Laundry/Storage)



- 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**

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

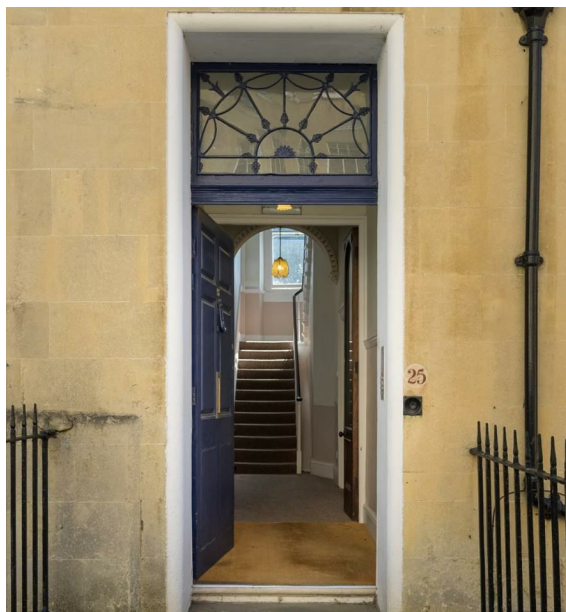


**PARK STREET, BATH  
 BA1 2TF  
 1 BEDROOM APARTMENT**

**GUIDE PRICE  
 £320,000**

- A elegant second floor apartment forming part of a Grade II Listed building
- West facing living room with feature fireplace and modern kitchen, store/laundry room
- Large double bedroom, east facing with far reaching views and a modern shower-room
- Beautifully modernised, finished to a high standard
- Perfectly positioned on the edge of St James Square within a short walk of the city centre
- Leasehold. EPC D. Council tax band B.





#### DESCRIPTION

An elegant and beautifully presented apartment set in a desirable location on the edge of St James Square, within a stones throw of the Royal Crescent and The Circus. This spacious apartment benefits from a east and west facing aspect, enjoying large sash windows flooding the property with light. The property has retained many other period features and has been updated over recent years. The accommodation comprises a living room with feature fireplace and two sash windows, a compact and well designed kitchen, generous double bedroom with built in storage and far reaching views, contemporary shower-room. Separate storage and laundry room.

#### LOCATION

This highly sought-after residential address is conveniently placed close to excellent local amenities which include a coffee shop, public house, convenience store, doctor's practice, chemist, florist, organic green grocers,

hairdressers, along with a national chain supermarket on Julian Road. The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes, and wine bars along with a number of well-respected cultural activities which include a world-famous international music and literary festival, the attractions at the Roman Baths and Pump rooms and some lovely museums and art galleries. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway, junction 18 is 8 miles to the north and Bristol airport is 18 miles to the west.

#### TENURE

999 year lease, commenced 1985. Long lease with share of freehold Management Company: 25 Park Street (Bath) Management Co Ltd, HML Group Management charge: £260pcm.