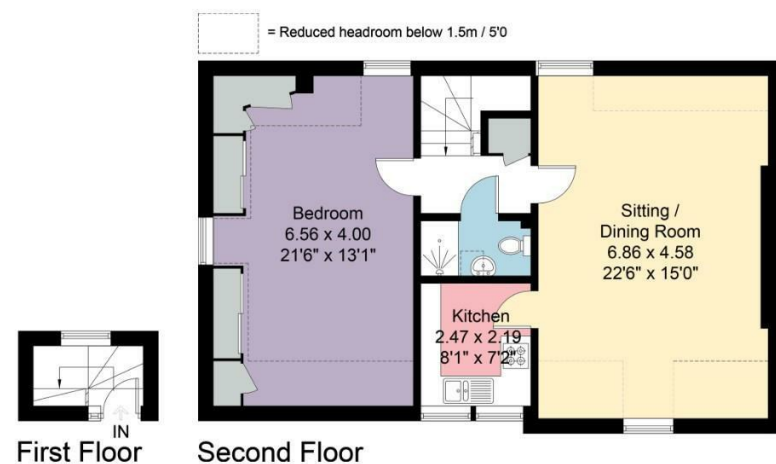


Approximate Gross Internal Area = 77 sq m / 828 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2020

**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



**UPPER EAST HAYES, BATH  
BA1 6LP**

**GUIDE PRICE  
£325,000**

**1 BEDROOM FLAT/APARTMENT**

- A handsome, well proportioned one bedroom apartment
- Kitchen and shower room
- On street residents permit parking
- Light and airy living/dining room with far reaching views
- Well maintained communal garden
- Leasehold, Council tax C, EPC band TBC



### Description

A spectacular one bedroom top floor apartment situated in an elevated position on the East side of Bath with the most picturesque views over Bath city and further afield. This Grade II listed apartment built in 1780's by architect Thomas Jelly as part of the Haynes Estate with a plethora of windows, benefiting from a well manicured communal garden, spacious communal entrance flooded with natural light, inside you have a beautiful, well lit living/dining room, ample space for entertaining, a well equipped kitchen with east facing countryside views, a shower room and generous sized double bedroom with ample storage, dual aspect with a choice of views over the sky line or the city where you can see all of Bath's most iconic landmarks. Residents permit parking.

### Location

Upper East Hayes is perfectly positioned, only a short 20 minute walk into Bath City centre and 5 minutes into the centre of Larkhall which also offers frequent bus services into the City centre.

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. Across from the property you have a beautiful green space, additionally, only a short walk from the property, you will find Kensington meadows, Hedgemoor Park and Alice park with its family run café and pizza nights.

### Tenure

Leasehold. 999 year lease commenced in 1988  
 Freeholder - Norman Elsdon  
 Management Company - Hayes Mount Management Ltd  
 Management fee - £120pcm  
 Ground rent - £25pa  
 Subject to Change

