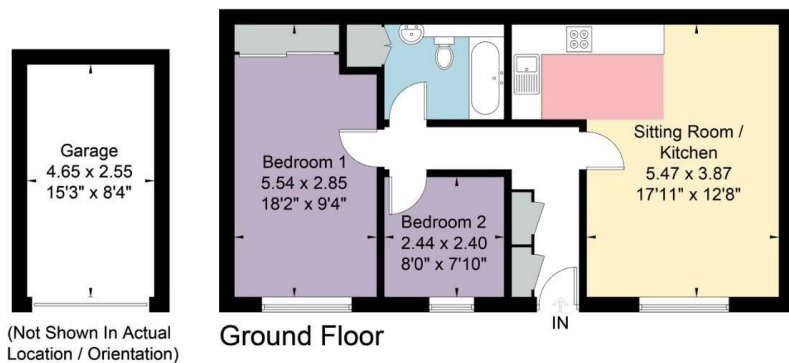


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 59.4 sq m / 639 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 71.2 sq m / 766 sq ft

room



Key
 Kitchen
 Living Area
 Bedroom
 Bathroom
 Storage

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 so such are for illustrative purposes only. Not to Scale. Photography (Drone) Video Tour (i) Local Plans (Energy Performance Certificate) Design (i) Plan (www.zestlovesproperty.com) © Room - Creative Property Marketing Ltd 2022

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.

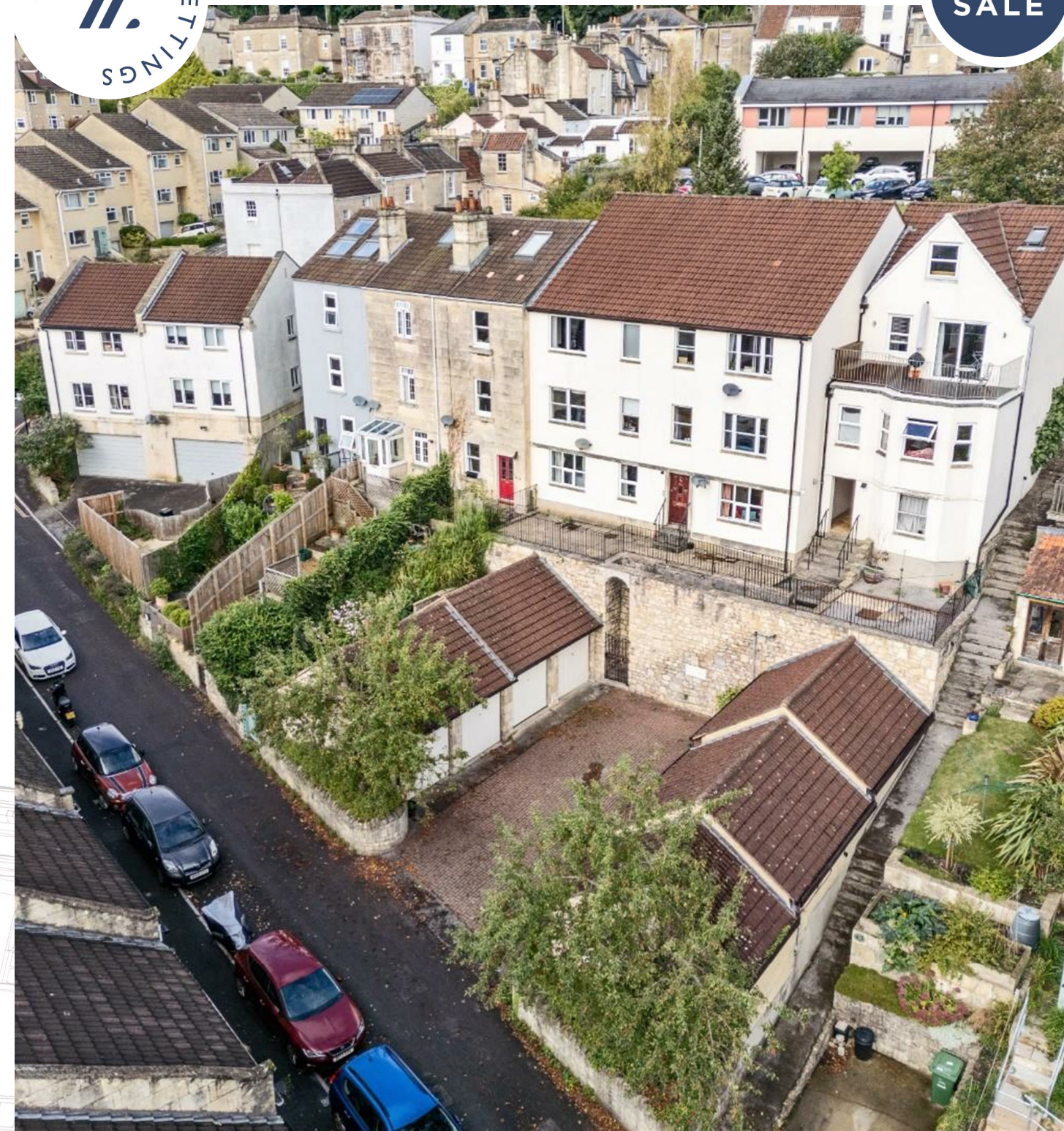
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**CHILTON ROAD, BATH
 BA1 6DR**

**OFFERS IN EXCESS OF
 £325,000**

2 BEDROOM FLAT/APARTMENT

- A well positioned two bedroom ground floor apartment in need of some updating
- Private entrance and communal outside space
- New Boiler and double glazing throughout
- Open plan south facing living/dining/kitchen stunning views
- Off-road single garage
- Leasehold. Council tax band C. EPC rating C



Description
This ground floor apartment with its picturesque views over Bath and further afield, offers great potential for a buyer to update throughout, there is a light and spacious south facing living/dining/kitchen, good sized bathroom and two bedrooms. Outside, a communal space for alfresco dining and a designated laundry drying space. A good sized off road single garage.

Location
Chilton Road is situated in an elevated position with spectacular southerly views over the Avon Valley and the city of Bath, in a popular neighbourhood. Bath city centre is a short walk from the property, as is the thriving village of Larkhall, with its range of independent shops, deli's, convenience stores, boutique shops and doctors surgery. Excellent schools are nearby in the form of Kingswood and The Royal High, along with St

Stephens Primary School. Designated a Unesco World Heritage Site, Bath provides excellent leisure, cultural, and sporting opportunities including its popular theatre and premiership Rugby club. 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. The M4 is 10 miles from the city (junction 18). London (Paddington) from Bath Spa mainline station (journey time from 75 minutes) and Bristol Temple Meads station (journey time from 15 minutes).

Tenure
Leasehold 999 years commencing 1987
Management company - Chilton Court Bath Ltd
Management Fee - £90pcm
Ground Rent - £20pa
Subject to change

