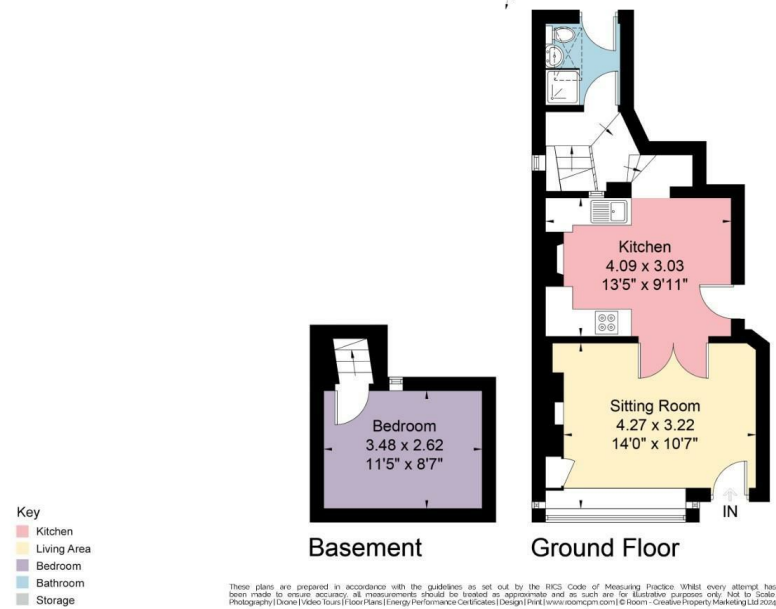


Approximate Gross Internal Area = 47.5 sq m / 511 sq ft

room



**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**

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**LOWER EAST HAYES, BATH  
BA1 6AN**

**GUIDE PRICE  
£180,000**

**1 BEDROOM FLAT - CONVERSION**

- One bedroom ground floor apartment very close to amenities
- One double bedroom and separate shower room
- Ideal investment opportunity. Offered with no onward chain
- Kitchen and dining space and separate lounge.
- Potential for an off road parking space, subject to negotiation
- Leasehold - details TBC, EPC rating E, Council tax band A



**DESCRIPTION**

This Grade II listed, one bedroom, ground floor flat comprises a kitchen with dining area, separate lounge area with feature fireplace. Just a couple of steps down, there is a shower room and on the lower ground floor you will find the bedroom or snug. The property is offered with no onward chain and potential to obtain a off road parking space (available by separate negotiation).

**LOCATION**

Lower East Hayes is situated between Walcot and Larkhall, Plenty of local amenities can be found within walking distance. The centre of Larkhall village is less than a five minute walk-away, and provides a wide-array of amenities, including a small co-op, butchers, delicatessen, multiple cafes, newsagents, post office, and independent shops. The

centre of Bath is less than half-an-hour walk away, but can also be reached by the frequent bus service which runs along London Road. For commuters, there is easy access to the M4 (J18 - 11 miles), and there are high speed rail links available from Bath Spa (1.5 miles) station. Kensington Meadows are just behind the property which provides access to the canal path which offers a pretty walk along the tow path to Bradford on Avon and beyond, with access to Bath and Bristol in the opposite direction.

**TENURE**

Leasehold - new lease to be drawn up.  
Ground rent - £50  
Details TBC

