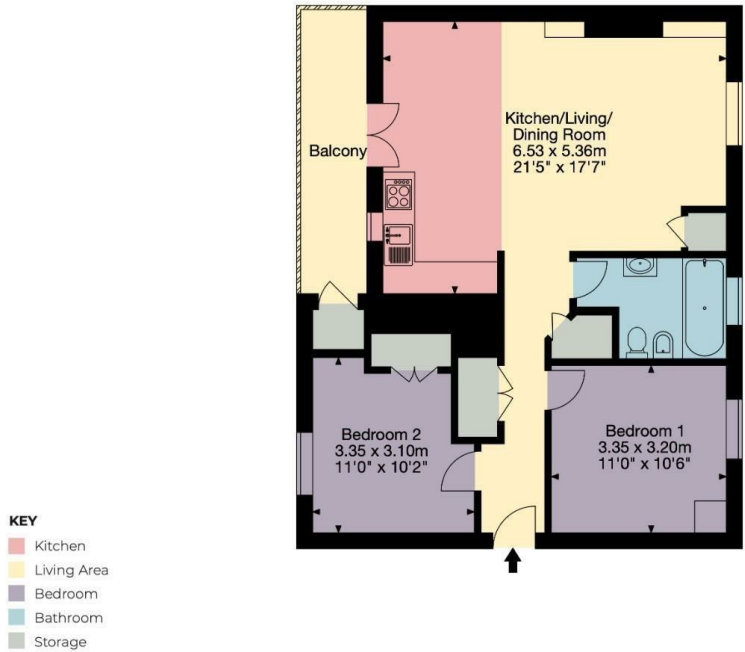


4 Riverside Gardens Bath BA1 1XA
Approx. Gross Internal Area
Main House - 754 sq ft - 70 sq m



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

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FOR
SALE



RIVERSIDE GARDENS, BATH BA1 1XA

GUIDE PRICE
£300,000

2 BEDROOM APARTMENT

- A fabulous two bedroom apartment in the city centre
- One good sized bathroom and ample storage
- Communal gardens, on street permit parking
- Large open plan kitchen/diner and living space
- East facing balcony with far reaching views
- Leasehold, council tax band B, EPC rating C



DESCRIPTION

This spacious property has been sympathetically updated by the current owner, featuring a lovely light and airy kitchen, dining space and living area, enjoying a double aspect overlooking the established communal gardens and an east facing balcony with far reaching views; ideal for a little table and chairs. The property also benefits from two very good sized double bedrooms, family bathroom and ample storage throughout. The securely gated communal garden is a fantastic size with lawns, trees and a children's play area. Residents parking permit available through a waiting list and alternative on street permit parking available nearby.

LOCATION

A quietly positioned top floor apartment within a few minutes walk of the heart of

historic Bath. Bath Spa railway station is within a few minutes level walk, offering a high-speed service to London Paddington and Bristol to the west. World-famous tourist sites and the award-winning Southgate shopping centre, with restaurants, bars and many unique shops, are all nearby. This cosmopolitan city, offers theatres, art galleries and excellent sports facilities, as well as fine dining and extensive shopping, in a unique World Heritage protected setting.

TENURE

LEASEHOLD

125 year lease commencing in 2002

Management fee: £212 per annum

Ground rent: £10 per annum

Subject to change

