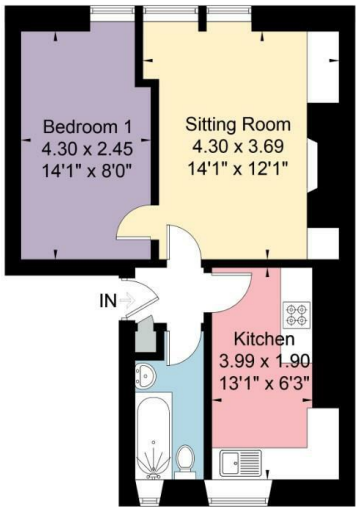


Approximate Gross Internal Area = 45.4sq m / 491 sq ft

room



First Floor

- 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 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 2014

**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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FOR SALE



# NEW KING STREET, BATH

## BA1 2BL

### 1 BEDROOM FLAT - FIRST FLOOR

# OFFERS IN EXCESS OF

## £250,000

- An elegant first floor apartment
- Double bedroom and a contemporary bathroom
- Residents permit parking. No onward chain
- Living room with period features, well equipped kitchen
- Situated within a few minutes walk of the city centre on a quiet road
- Council tax band B, Leasehold. EPC rating E





## DESCRIPTION

This exquisite first-floor apartment is part of a stunning Grade II listed townhouse, ideally located in the heart of the city centre. Beautifully presented, this property has been meticulously cared for in recent years, blending period features with modern living.

The accommodation includes an elegant living room adorned with charming cornicing and a feature fireplace with a marble surround. The double bedroom offers ample natural light, while the well-equipped modern kitchen provides space for dining. A contemporary bathroom completes this delightful home.

This immaculately presented property comes with no onward chain and includes residents permit parking.

## LOCATION

New King Street occupies a convenient and popular position close to Sainsbury's supermarket and within easy strolling distance of the shops, amenities and Railway station in Bath., as well as offering quiet surroundings and minimal traffic noise. The property is also ideally placed for access to the river and Bristol and Bath Cycle Path affording easy access to the countryside.

## TENURE

999 year lease from 1986  
Management Company: Bath Leasehold Management  
Management Fee: £133.57 per month  
Share of freehold  
Subject to change

