



7A Sydney Wharf, Bath BA2 4EF
 Gross Internal Area (Approx.)
 60 sq m / 645 sq ft



KEY
 Kitchen
 Living Area
 Bedroom
 Bathroom
 Storage

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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**SYDNEY WHARF, BATH
 BA2 4EF**

**GUIDE PRICE
 £400,000**

2 BEDROOM FLAT/APARTMENT

- A fabulous two bedroom first floor apartment in Sydney Wharf
- Spacious living room and kitchen, bathroom and ample storage
- Courtyard garden/off road parking for one car
- Fantastic location within walking distance to city centre
- Holiday lets permitted. No onward chain
- Leasehold, Council tax band B, EPC rating E



DESCRIPTION

Located in the sought-after Sydney Wharf area, just off the prestigious Bathwick Hill, this stylish and immaculately maintained first-floor apartment offers a rare opportunity to enjoy waterside living within easy reach of Bath's vibrant city centre. Set within an attractive modern development, the apartment is perfectly positioned to enjoy the peace of canal-side walks while being just a short stroll from the city's shops, restaurants, and cultural attractions. The property features two well-proportioned double bedrooms, each offering ample space for furnishings and storage, making them ideal for sharers, couples, or those seeking a guest room or home office. The heart of the home is the fabulous open-plan kitchen and living area, flooded with natural light from large windows. A charming feature fireplace adds a cosy focal point to the space, creating a warm and welcoming atmosphere ideal for both entertaining and everyday living. The modern bathroom is finished to a high standard, complete with a shower over bath, offering both style and convenience. Holiday lets permitted in the lease.

Further benefits include a private off-road parking space for one vehicle and the rare addition of an electric vehicle charging point - a valuable feature for eco-conscious buyers. This space could also be used as a courtyard garden space. The apartment also enjoys a secure entry system and well-maintained communal areas. Offered with no onward chain, this exceptional property would make a superb home, pied-à-terre, or investment opportunity for a holiday let in one of Bath's most desirable locations.

CITY CENTRE

Nestled alongside the picturesque Kennet & Avon Canal, Sydney Wharf is one of Bath's most desirable residential locations. Tucked just off the elegant Bathwick Hill, this tranquil waterside development offers the perfect balance of peaceful living and city convenience. Residents enjoy easy access to the vibrant heart of Bath, with the city centre just a short and scenic walk away. From independent boutiques and renowned restaurants to historic landmarks such as Bath Abbey, The Roman Baths, and Pulteney Bridge, everything this World Heritage city has to offer is right on your doorstep. The area is well connected for commuters, with Bath Spa railway station nearby, offering direct services to London Paddington and Bristol Temple Meads. Local amenities include excellent schools, gyms, and the University of Bath, as well as leafy green spaces like Sydney Gardens and the Bath Skyline Walk. Whether strolling along the canal towpath, enjoying a coffee in a riverside café, or heading into town for theatre or shopping, Sydney Wharf offers an unbeatable lifestyle in one of the most charming and culturally rich cities in the UK.

TENURE

999 year lease, commenced 1995
 Freeholders - Greenhalgh Landscape Architecture
 No management fee or ground rent
 40% contribution to buildings insurance and building repairs
 Subject to change
 Holiday lets permitted

