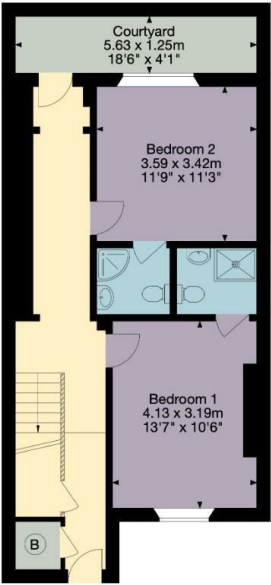


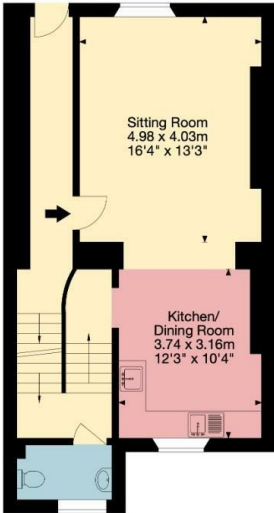
Flat 1, 4 Norfolk Buildings, Bath BA1 2BP
Approx. Gross Internal Area
1,119 sq ft - 104 sq m

KEY

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage



Basement



Ground Floor

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.

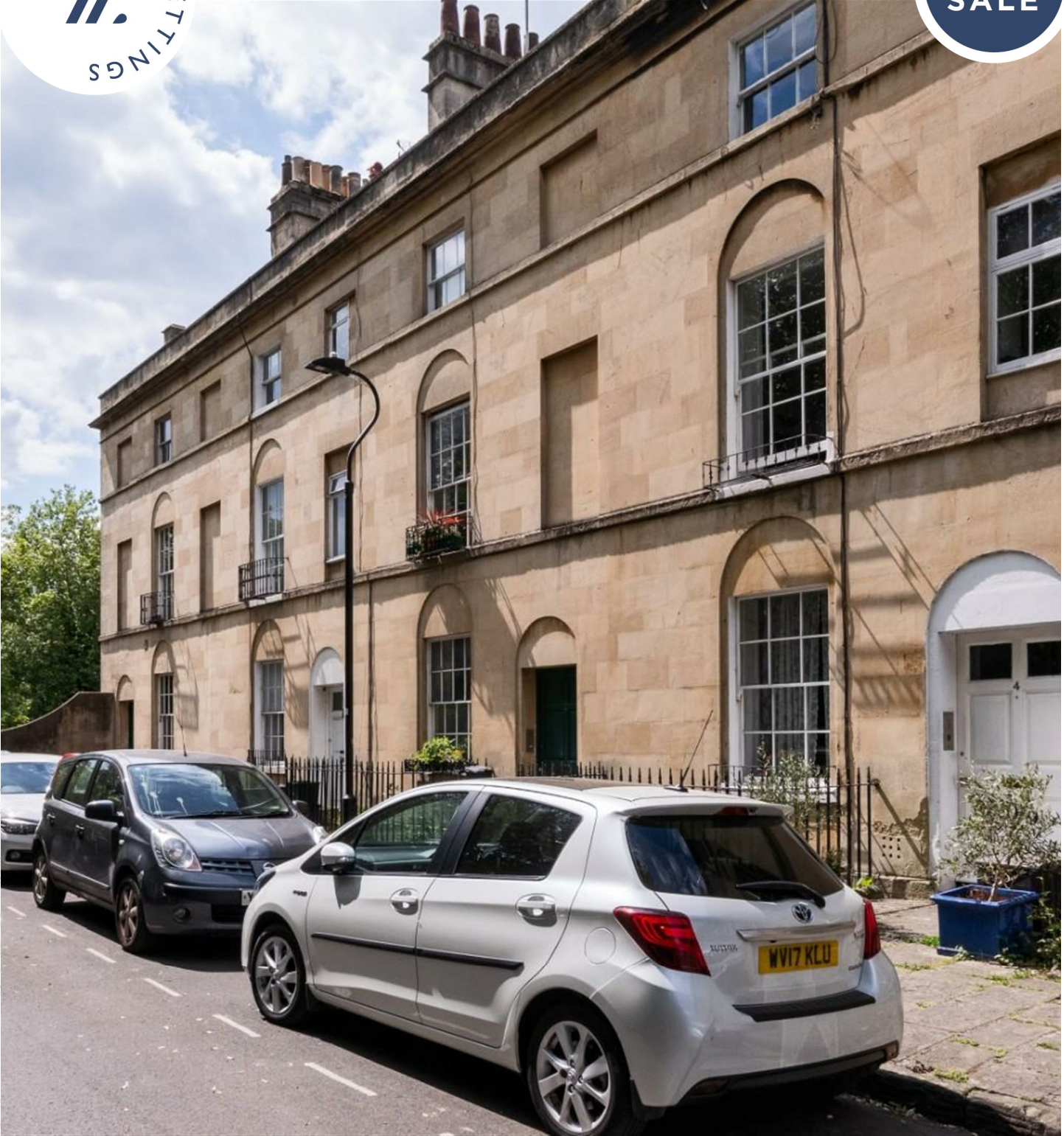
ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



NORFOLK BUILDINGS, BATH BA1 2BP

GUIDE PRICE
£550,000

2 BEDROOM MAISONETTE - GARDEN

- A beautifully presented Grade II listed garden maisonette
- Lounge, kitchen/diner and w.c on ground floor
- Landscaped level rear garden
- Holiday lets permitted
- Two double bedrooms with en-suite shower rooms
- Share of freehold, EPC rating C, Council tax band B



DESCRIPTION

A beautifully presented ground and lower ground floor maisonette situated in the sought-after location of Norfolk Buildings. This stylish and spacious home offers a perfect blend of period charm and modern living across two well-designed floors. The ground floor comprises a bright and airy living room with elegant finishes, a well-equipped contemporary kitchen and dining area ideal for both everyday living and entertaining, and a convenient guest WC. Large windows allow natural light to flood the space, creating a warm and welcoming atmosphere throughout. On the lower ground floor, you'll find two generously proportioned double bedrooms, each benefitting from its own modern en-suite shower room, providing both comfort and privacy. Thoughtful storage solutions and quality fixtures enhance the sense of luxury and functionality. To the rear of the property lies a beautifully maintained private garden—a tranquil retreat with mature planting and ample space for outdoor dining, relaxing, or entertaining guests during the warmer months. The garden offers a peaceful escape from the bustle of city life. Located just a short stroll from local amenities, excellent transport links, and the vibrant cafes and shops of the surrounding area, this stunning maisonette combines

convenience with refined living in one of the area's most desirable addresses.

LOCATION

Norfolk Buildings is a no through road conveniently located in the city centre with all of its amenities and leisure facilities – including Royal Victoria Park with 57 acres of open parkland and botanical gardens – within easy walking distance. Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries. The city also has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities. Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.

TENURE

Share of freehold
Leasehold - TBC

