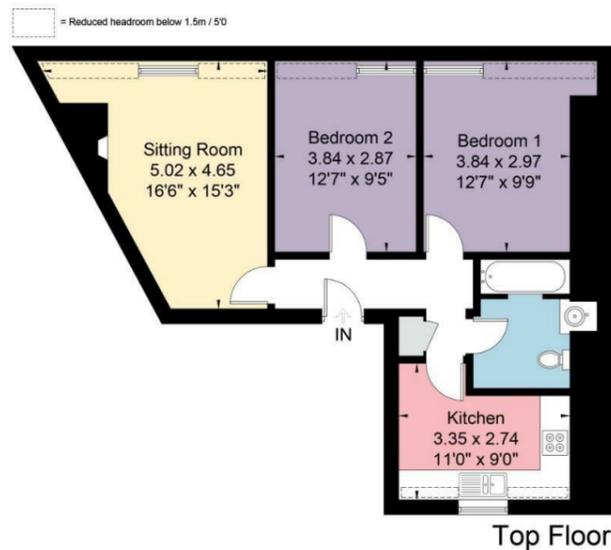


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		79	79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002	

Approximate Gross Internal Area = 61 sq m / 656 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 BOROUGH WALLS, BATH

GUIDE PRICE £295,000

2 BEDROOM APARTMENT

- Grade II Listed two double bedroom apartment
- Living room, bathroom
- Within a few minutes walk of Bath Spa train station
- Suitable for first time buyers or investors - suitable for Airbnb use
- EPC rating C, Leasehold, Council tax band B



Description
 A charming and spacious apartment set in a fabulous location with in a few minutes walk of the Bath Spa train station. The property offers a well equipped kitchen modern kitchen, a living room, two double bedrooms and a bathroom. The property will be sold with vacant possession and does not have any restrictions to be used as a Airbnb.

Location
 Location is key with this property, situated in the heart of Bath city centre. With shops, restaurants, museums, and all the city's attractions right on your doorstep, it's ideal for those looking to explore the vibrant surroundings. Both the train and bus stations are just a 5-10 minute walk away, making it a prime spot for groups or visitors. Whether you're seeking a

lock-up-and-go holiday home or a city-centre residence, this property offers the perfect blend of convenience and lifestyle.

Tenure
 999 year lease, commenced in 1988
 Share of freehold
 Management charge - as and when required.
 Subject to change

