

Approximate Gross Internal Area (inc. Mezzanine) = 38.6 sq m / 416 sq ft

room

2.91 x 1.57
9'7" x 5'2"

Sitting Room /
Bedroom
4.81 x 4.52
15'9" x 14'10"

IN

Kitchen
2.07 x 1.43
6'9" x 4'8"

Mezzanine

Lower Ground 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 2019.

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

ESTATE AGENT
IN SOUTH WEST
- SOMERSET

ESTATE AGENT
IN BATH

LETTING AGENT
IN SOUTH WEST
- SOMERSET

ZEST SALES & LETTINGS

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

FOR SALE

MARLBOROUGH BUILDINGS, BATH
CITY CENTRE BA1 2LX
1 BEDROOM FLAT - BASEMENT

GUIDE PRICE
£230,000

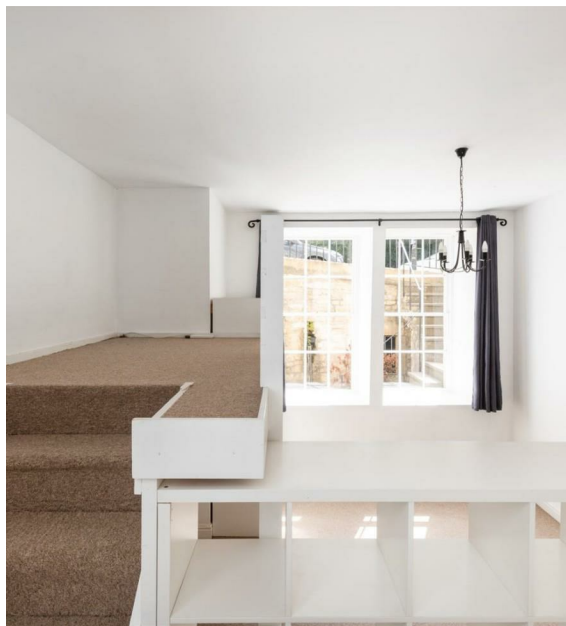
• Georgian Grade II Listed studio apartment

• Living room/bedroom, kitchen, bathroom

• No onward chain. Leasehold. Council Tax band A. EPC exempt.

• Light and spacious over looking The Royal Crescent

• The latest rental achieved is £995 per month, offering a yield of 5.7%.



Discover this beautifully positioned studio apartment nestled in the lower part of Marlborough Buildings, overlooking the picturesque Royal Crescent green. This residence is part of a Grade II Listed building, just a short stroll from the city center and adjacent to Royal Victoria Park.

The accommodation features a compact kitchen, a versatile living room/bedroom with stunning large sash windows, and a bathroom. Enjoy the added benefit of no onward chain and residents' on-street parking.

The current owner have cherished this property for 24 years (since 2001), maintaining an impressive rental history with nearly continuous occupancy (at least 98%). The latest rental achieved is £995 per month, offering a yield of 5.7%.

LOCATION
Marlborough Buildings is a charming Grade II Listed terrace of Georgian townhouses, ideally

situated between the lush Royal Crescent lawn and the serene Royal Victoria Park. This vibrant area boasts an active residents' association and a wealth of excellent local amenities, including pubs, restaurants, shops, pharmacies, cafés, and parks equipped with tennis courts, a par-3 golf course.

Its central location provides easy access to Bath's diverse array of shops, dining options, bars, and entertainment venues, as well as a rich selection of cultural attractions. Residents can also enjoy a wide range of sporting opportunities in and around Bath, including rugby, cricket, golf, and horse racing.

TENURE
999 year lease commenced in 1970
Management charge for 2025/26 is set at £1400 per year, charged quarterly
Management company: Broventon Limited, they are in the process of buying the freehold.
Subject to change.

