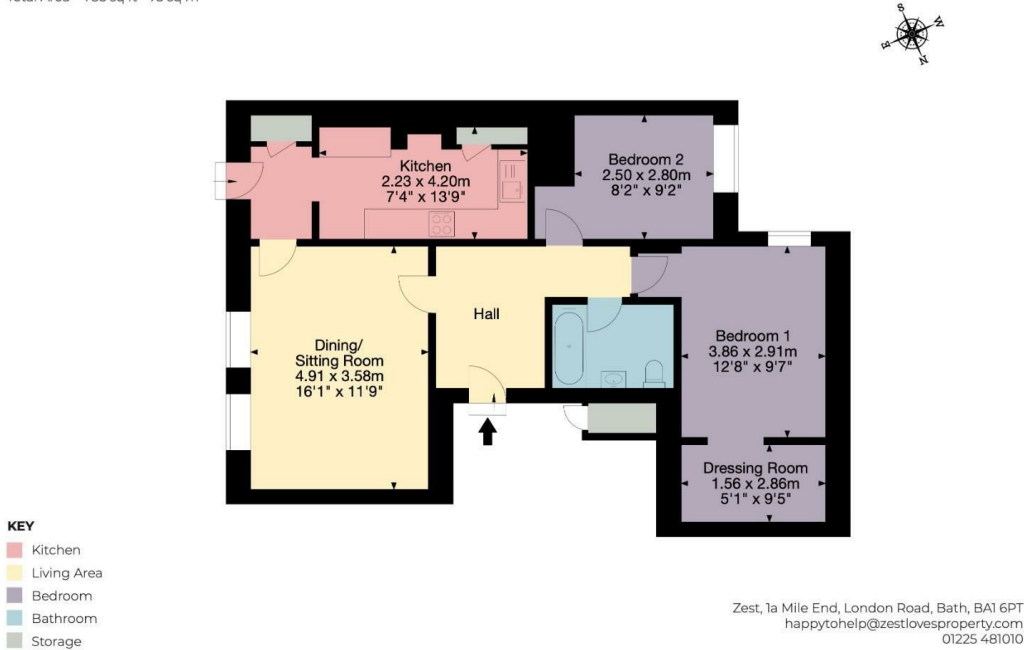


Flat 1, 7 Mount Beacon Bath BA1 5QP
Gross Internal Area (Approx.)
Total Area = 785 sq ft - 73 sq m



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

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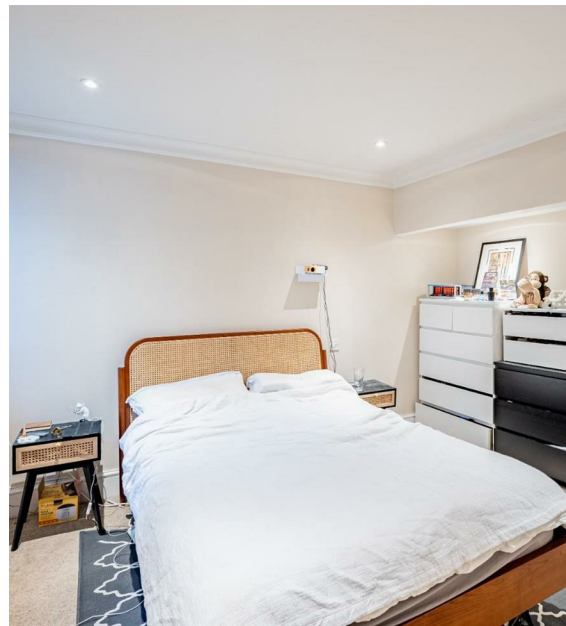


MOUNT BEACON, BATH BA1 5QP

GUIDE PRICE £375,000

2 BEDROOM APARTMENT - GARDEN

- Two bedroom lower ground floor apartment with own private entrance
- Kitchen, separate living/dining room
- Garden and communal car park with allocated space
- Grade II listed building
- Two double bedrooms and bathroom with shower over bath
- Share of freehold, EPC rating C, Council tax band D



DESCRIPTION

Tucked away in the sought-after Lansdown area of Bath, this lovely two-bedroom garden apartment sits on the lower ground floor of a beautiful Grade II listed building and benefits from its own private entrance. Inside, you'll find a well-equipped kitchen with plenty of storage, a spacious living and dining room that's great for hosting or relaxing, and a good-sized bathroom with a shower over the bath. There are two double bedrooms, with one featuring its own dressing room – ideal for extra storage. Outside, there's a small garden, perfect for alfresco dining or enjoying a quiet moment in the sun. The property also comes with an allocated parking space in the residents' car park at the rear. Offered with no onward chain, this is a great opportunity to enjoy peaceful, stylish living just a short distance from the heart of Bath.

LOCATION

Lansdown is one of Bath's most desirable residential areas, known for its elegant

Georgian architecture, open green spaces, and stunning views across the city. Set on the northern hills, it offers a peaceful setting just minutes from the city centre. Popular with professionals and families alike, Lansdown is close to top schools including The Royal High and Kingswood, and benefits from excellent transport links via the Lansdown Park & Ride and Bath Spa station. Residents enjoy nearby countryside walks, the historic Lansdown Crescent, and local favourites like The Hare & Hounds pub. With a perfect blend of heritage, nature, and convenience, Lansdown offers refined living in a truly prestigious location.

TENURE

Share of freehold
999 year lease
Management Company - 7 Mount Beacon
Lansdown Bath Ltd
Management Fee - Approx £2000 per annum
Subject to change

