

Total Area: 79.6 m<sup>2</sup> ... 857 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness  
[www.energystatus.com](http://www.energystatus.com)

**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.

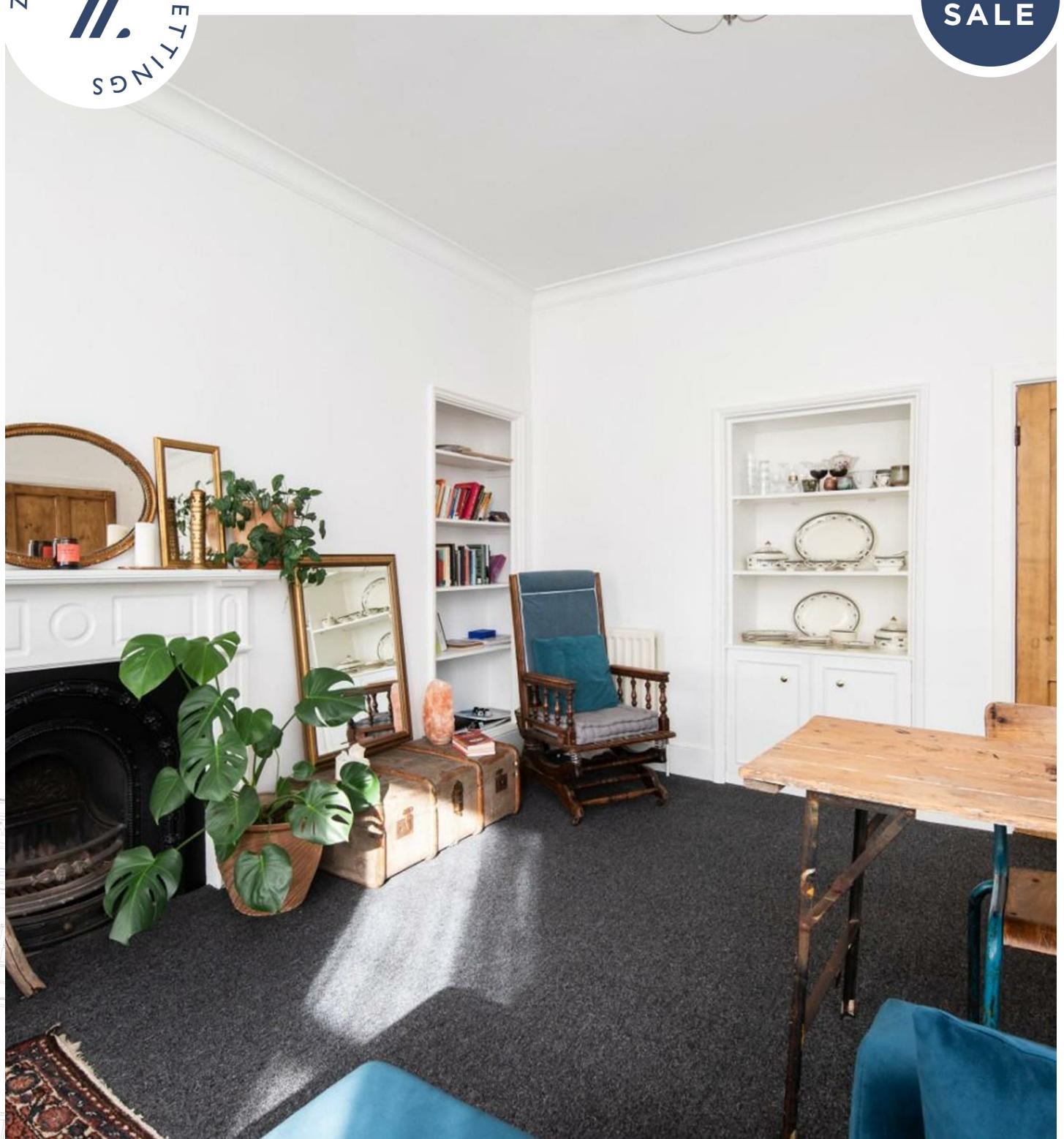
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## OXFORD ROW, BATH BA1 2QN

**OFFERS IN EXCESS OF  
£385,000**

### 2 BEDROOM APARTMENT

- Two bedroom apartment in a Grade II listed building
- Generous-sized bathroom with shower over bath
- On street permit parking
- Large living room with built-in bookshelf and sash windows
- No onward chain
- Leasehold, Council tax band C, EPC rating D



#### DESCRIPTION

A charming two-bedroom flat set within a stunning Grade II listed building, located in the heart of Bath City Centre. Situated at the corner of the Row, the flat benefits from an abundance of natural light and picturesque views from both sides of the property. The accommodation includes a welcoming entrance hall with ample storage, which could also serve as a home office. The flat offers two generously sized double bedrooms at the front, along with a spacious bathroom featuring a shower over the bath. The large living room is filled with light, thanks to two tall sash windows. From the corner of the property, you can enjoy lovely views of both Lansdown Road and Bennett Street. The well-appointed kitchen/diner boasts plenty of storage and a small space for dining. The property is offered with no onward chain.

#### LOCATION

Bath's compact centre is overflowing with

places to eat and drink, plus some of the finest independent shops in Britain, making it an ideal place to live. Immerse yourself in Bath's remarkable collection of museums and galleries, and enjoy year-round festivals, theatre, music and sports. The Rec is home to Bath Rugby and located next to the weir and famous Pulteney Bridge. Transport links are straightforward, trains run to London Paddington every 30 minutes with the journey time taking approximately 1 hour and 15 minutes. Trains also run regularly to Bristol and destinations further west.

#### TENURE

Leasehold

215 year lease

Management company: Curo

Management charge for 2025/2026: £830.34

Subject to change

