

Flat 3, 4 Norfolk Buildings, Bath BA1 2BP  
 Approx. Gross Internal Area  
 828 sq ft - 77 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.

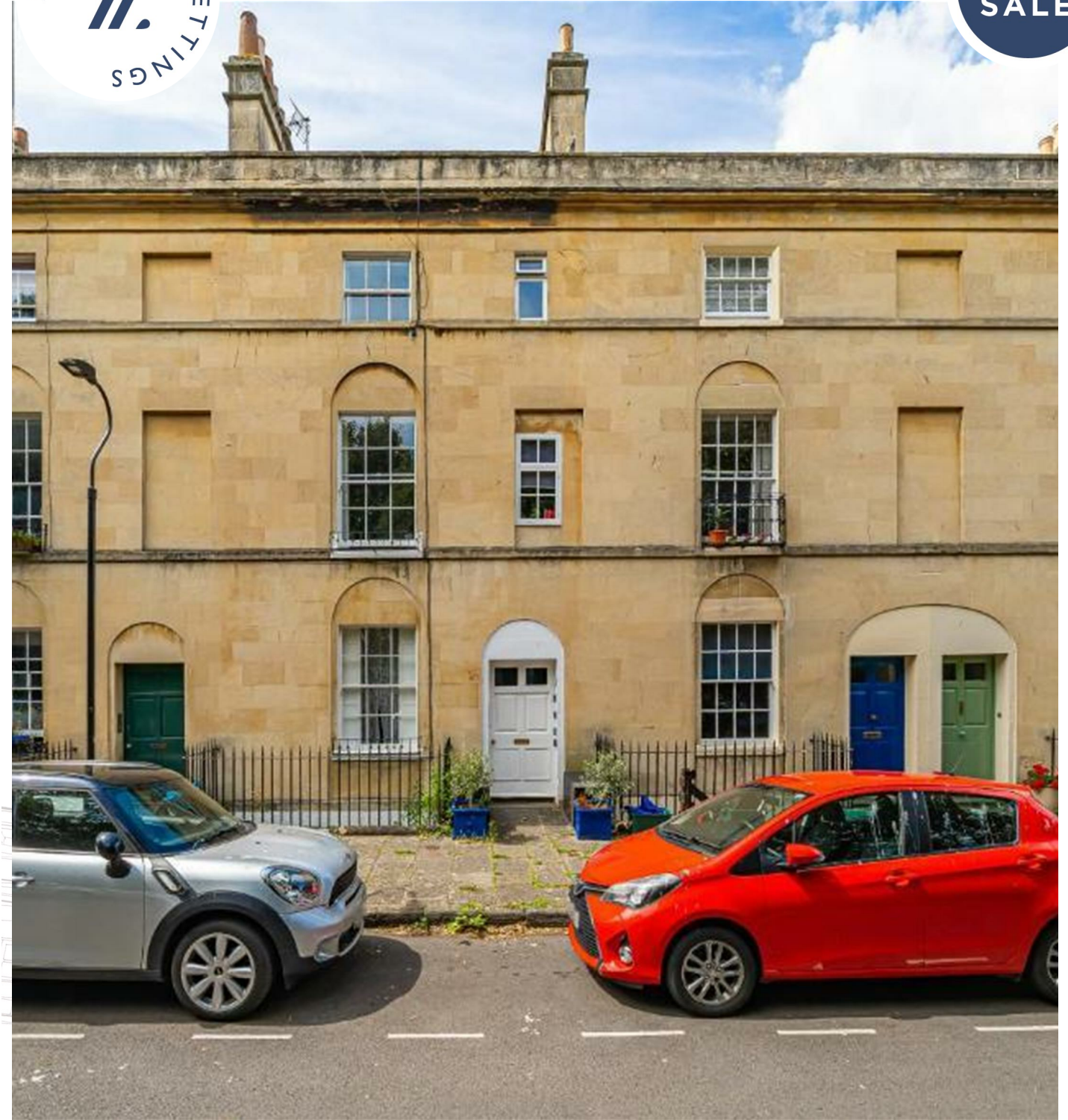
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**NORFOLK BUILDINGS, BATH  
 BA1 2BP**

**GUIDE PRICE  
 £395,000**

**2 BEDROOM MAISONNETTE - UPPER**

- AIRBNB - A beautifully presented maisonette, forming part of a handsome Grade II Listed building
- Open plan living/dining/Kitchen with exposed stone wall and ample storage
- Principal bedroom with ensuite shower room, a further double bedroom, shower room
- Quiet location within a no through road, within a few minutes walk of the city centre
- Permit parking, no onward chain
- Leasehold, EPC rating D. Council tax band TBC.



**Description**  
Flat 3 is a stunning top floor maisonette, forming part of a handsome Grade II Listed town house. The property is currently used as an AIRBNB and offers light and spacious accommodation, spread over two floors. The apartment is approached by a well maintained communal area with a charming staircase. The beautifully presented accommodation comprises a south east facing open plan living, dining and kitchen with views over the river Avon, a spacious double bedroom with a feature fireplace and garden views, a further double bedroom with ensuite shower room and an additional shower room. Ample storage. Residents parking. No onward chain.

**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**  
New lease to commence on purchase - 999 year  
Ground rent - £50pa  
Subject to change

