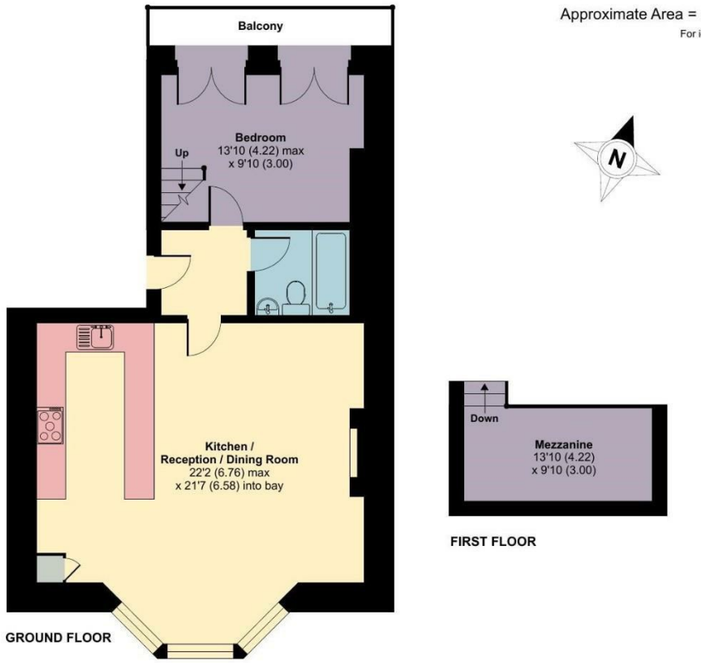
FLOOR PLAN:

Kensington Place, Bath, BA1

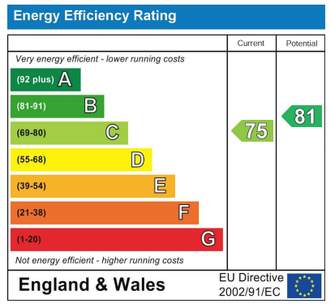
Approximate Area = 734 sq ft / 68.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Zest Sales and Lettings Ltd. REF: 1514003

EPC CHART:



ZEST PROPERTY SERVICES

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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.

Flat 4, 16 Kensington Place, Bath, BA1 6AP

1 Bedroom Flat - First Floor

Price guide £325,000

- An immaculate Grade II Listed first floor Georgian Apartment
- Double bedroom with balcony and fitted bathroom
- On Street Resident Permit Parking
- Spacious open plan living, dining room & kitchen
- Offered to the market with no onward chain
- Share of Freehold, EPC Rating C, Council Tax Band C

DETAILS

A stunning Grade II Listed Georgian first floor apartment presented beautifully throughout situated a level walk from Bath City Centre. The property is offered to the market with a share of the freehold, no onward chain and offers light, spacious accommodation.

DESCRIPTION
The property is accessed via a well-appointed communal entrance hall, with stairs rising to the first floor where the apartment can be found.

Upon entering the apartment, you are immediately drawn to the exceptional open-plan kitchen, living and dining room, situated to the right. Measuring an impressive 22'2" x 21'7", this beautifully proportioned space enjoys a charming bay window with southerly views and original working shutters. A wealth of period features further enhances the room, including a striking feature fireplace with marble surround, an elegant ceiling rose and decorative cornicing.

The owners have thoughtfully installed a new bespoke kitchen, featuring a comprehensive range of wall and base units, integrated appliances and attractive wooden worktop surfaces. The generous proportions of the room allow for clearly defined areas for cooking, dining and relaxing, creating a versatile and inviting heart to the home.

The accommodation is completed by a well-sized double bedroom, benefiting from two sets of French doors opening onto the front balcony, together with a useful mezzanine storage area. A well-appointed bathroom comprises a bath with overhead shower, wash hand basin and WC.

LOCATION
Kensington Place is ideally positioned just a short walk from Larkhall village and moments from the London Road, which offers frequent buses and a 20-minute level walk into Bath city centre. Bath's train and bus stations are easily accessible by bus, bike or foot. Directly behind the terrace is Kensington Meadows, a large open green space with a footbridge leading to the Kennet & Avon Canal, offering picturesque towpath walks east to Bathampton and Bradford-on-Avon, or west to Sydney Gardens, The Holburne Museum and the city centre. Larkhall provides excellent local amenities, including a butcher, deli, Co-op, cafés, pubs, independent shops and the Rondo Theatre. Alice Park, with its café and tennis courts, is just a five-minute walk away.

TENURE
Share Of Freehold
Lease length is 998 Years from 1990
Service Charge - £2,160 per annum approximately
Sinking Fund - £25,000 approximately