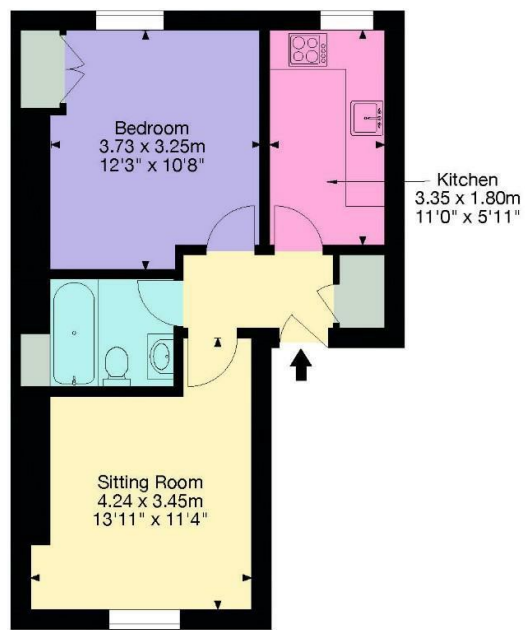


**First Floor Flat, 3 Kensington Place, Bath BA1 6AW**  
 Gross Internal Area (Approx.)  
 39 sq m / 420 sq ft



Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010

**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  
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**KENSINGTON PLACE, BATH  
 BA1 6AW**

**OFFERS IN EXCESS OF  
 £230,000**

**1 BEDROOM FLAT**

- Stunning example of a Grade II listed first floor apartment
- Beautiful high ceilings, large windows and tastefully decorated throughout
- Share of freehold
- South facing double bedroom, contemporary kitchen and a light and airy living room
- Sought after central location with on street permit parking
- Council Tax Band B, EPC rating D



## DESCRIPTION

Set within an attractive Grade II listed terrace, this beautifully presented first-floor apartment offers a wonderful blend of period charm and modern comfort. Thoughtfully styled throughout and enjoying high ceilings and superb natural light; the property features a living room, double bedroom, contemporary kitchen, and modern bathroom, making it an ideal home, pied-à-terre, or investment opportunity.

The well-maintained communal hall leads up to the apartment. Inside, the bright and elegant living room features a large sash window with secondary glazing, providing a quiet space, flooded with light. Beautiful wood flooring extends throughout the apartment, complementing the building's historic character.

The south-facing double bedroom is quietly positioned to the rear, enjoying beautiful far-reaching views through the large sash window. The room is well proportioned, accommodating a super king bed, while a fitted modern wardrobe offers excellent storage.

Also with a lovely south-facing aspect is the well-equipped, contemporary kitchen. Finally, the stylish bathroom is fitted with a vanity unit and a rainforest shower over the bath.

This appealing apartment further benefits from on-street permit parking, being a share of freehold and having no onward chain.

## 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

999 year lease commenced 1 January 2016.  
Share of Freehold.  
Management company - 3 Kensington Place Limited.  
Management charge - £720pa,  
Ground rent £0.  
Subject to change

