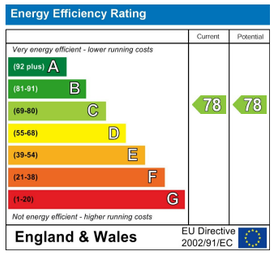
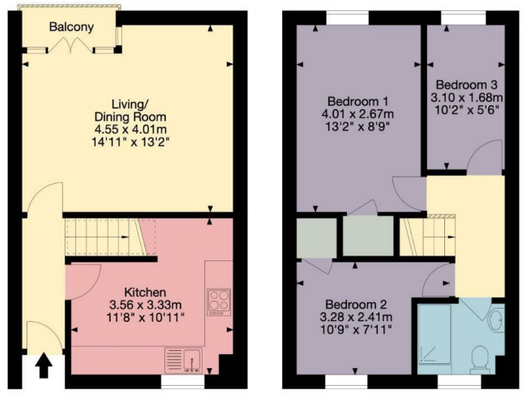


44 Saffron Court, Bath BA1 6DF
Approx. Gross Internal Area
65 sq m - 705 sq ft



KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

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
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

ZEST SALES & LETTINGS
01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

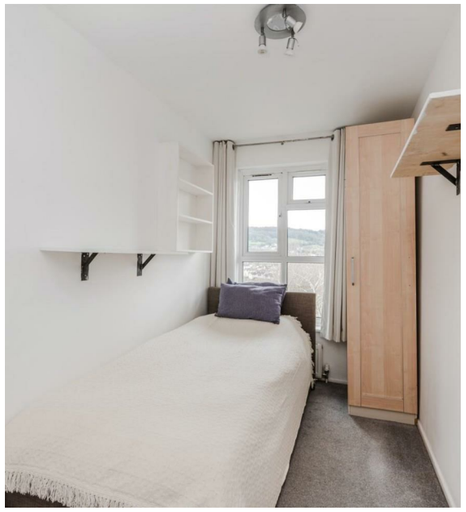
FOR SALE

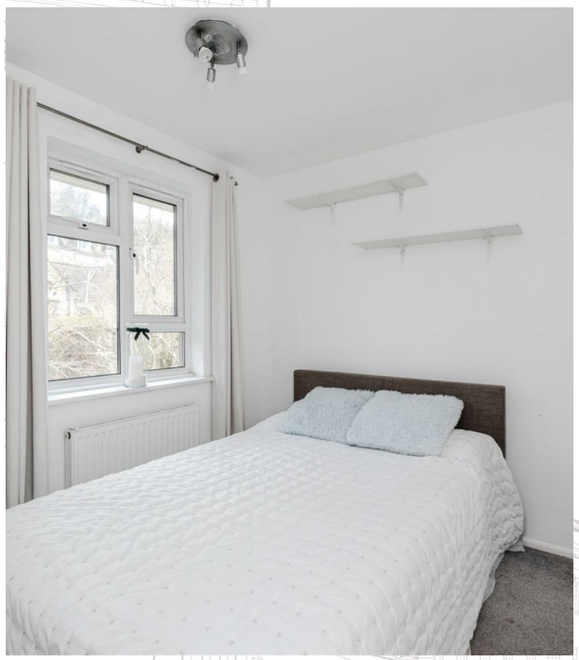
SAFFRON COURT, BATH BA1 6DF

GUIDE PRICE £225,000

3 BEDROOM MAISONETTE

- Well presented upper maisonette
- Light and airy living room with south facing views over the city
- 2 double bedrooms, 1 single bedroom, shower room
- Well equipped kitchen
- Gas central heating. On street permit parking.
- EPC rating C, Council tax band A





DESCRIPTION

A well presented three bedroom upper maisonette, situated just off London Road in Bath, close to the elegant Hedgemead Park and a short walk to the beautiful canal walks and city centre. The property boasts a light and airy living space with south facing balcony, and far reaching views over the city. There is a well equipped kitchen and three good sized bedrooms and a shower room. This property has been well looked after and would make a great investment opportunity! On street parking. Brand new grey zinc roof in 2020. Permit parking.

LOCATION

The property is within easy walking distance of the City Centre and Bath Spa Train Station which offers high speed trains to the rail network including London Paddington (approximately 90 minutes). Local shops can be found nearby in Larkhall village and London Road.
Larkhall offers an excellent array of local amenities which include a good state primary and senior school, a doctors, dental practice and chemist, supermarket, an award-winning deli, greengrocers, butchers and more. There is also a local theatre and an active community centre. The World Heritage City of Bath is within a one mile walk and offers a wonderful array of chain and independent shopping, a fine selection of restaurants cafes and wine bars and many well respected cultural activities. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, and many excellent state and independent schools are within easy reach.
London Road, offers some lovely places for eating and drinking, including the new refill shop and Italian deli, a barber shop and antiques yard.

TENURE

125 year lease, commenced in 1987
Management company: Curo
Freeholder: Bath City Council
Management Charge: £55pcm
(Subject to change)