



WentWorth  
Estate Agents



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## 4 Worcester Court, Bath, BA1 6QT

- Two bedroom ground floor flat
- Spacious and bright living accommodation
- Garage
- Close to local schools and amenities
- Superb first time buy
- Communal garden
- Offered for sale with No Onward Chain

**Price guide £275,000**

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### Location

Worcester Court is a purpose built two storey block of flats, situated in the heart of Larkhall village to the east of Bath city centre. Just a short walk away, the village offers a wide selection of shops and many other amenities including a small supermarket, chemist, delicatessen, hardware store, coffee shops, post office, pub, theatre and church with a larger supermarket within easy walking distance. The popular Alice Park is close by and the City of Bath itself offers a further array of parks, public areas, cultural and leisure amenities. Several well regarded state and private schools are easily accessible. Bath has excellent communications to the City of Bristol and is approximately 10 miles from Junction 18 of the M4. There are high speed train services from Bath Spa station to London Paddington, (approximately 90 minutes).

### Internal Descriptions

Entering the building you will find a communal entrance hallway, which services two apartments. The front door to the apartment opens into a hallway with a useful storage cupboard. The living room is both bright and well-proportioned and has space for relaxing and entertaining. The kitchen has plenty of storage and a window to the side offers plenty of natural light. There is a double bedroom and a single bedroom, as well a shower room.

### External Descriptions

Externally you will find communal gardens with mature shrubs and driveway access leading to the garage which has power and light.

### Additional Information

Tenure - Leasehold

Lease : 938 years

Ground Rent - £5.25 p.a.

Service Charge - £642.92 p.a.

Council Tax Band - B

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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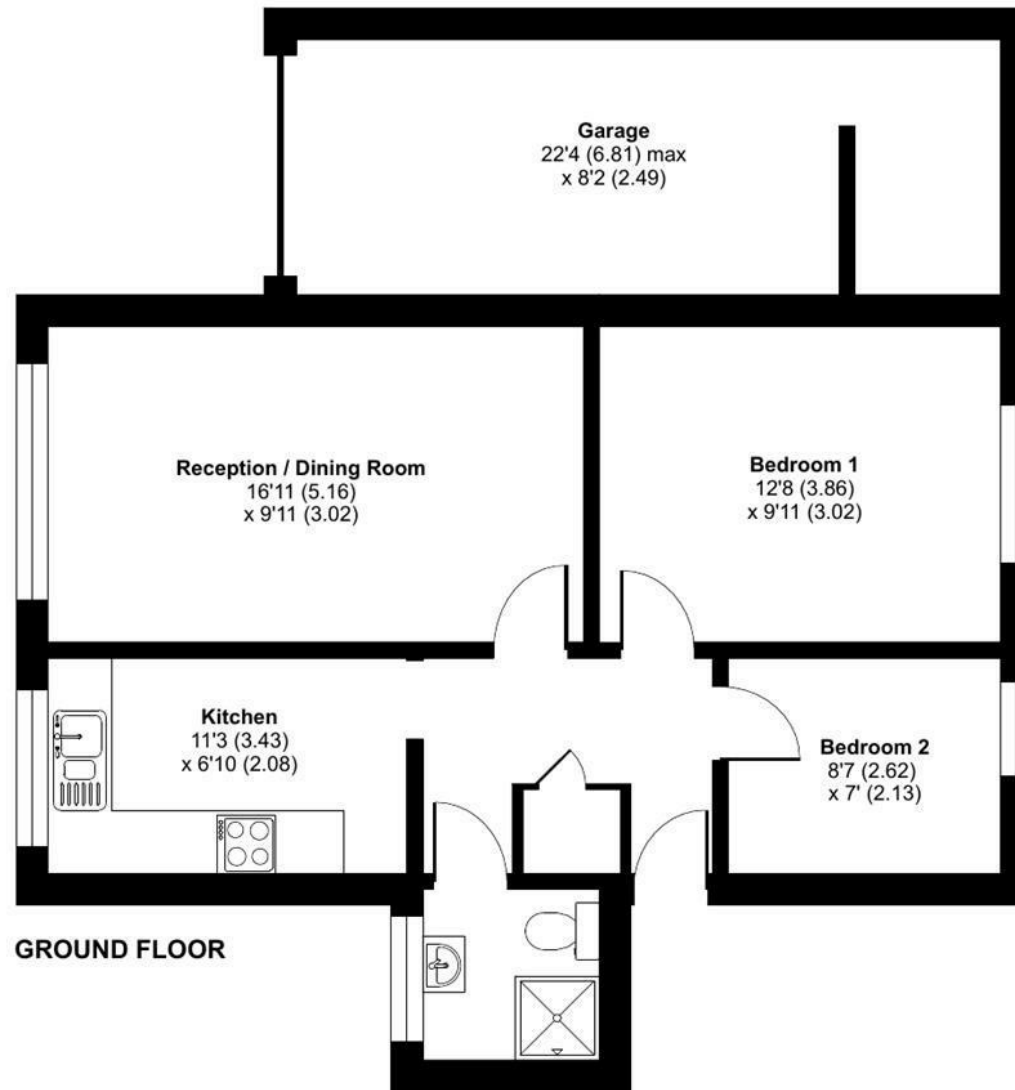
### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

# Worcester Court, Bath, BA1

Approximate Area = 753 sq ft / 69.9 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1454376







Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

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