



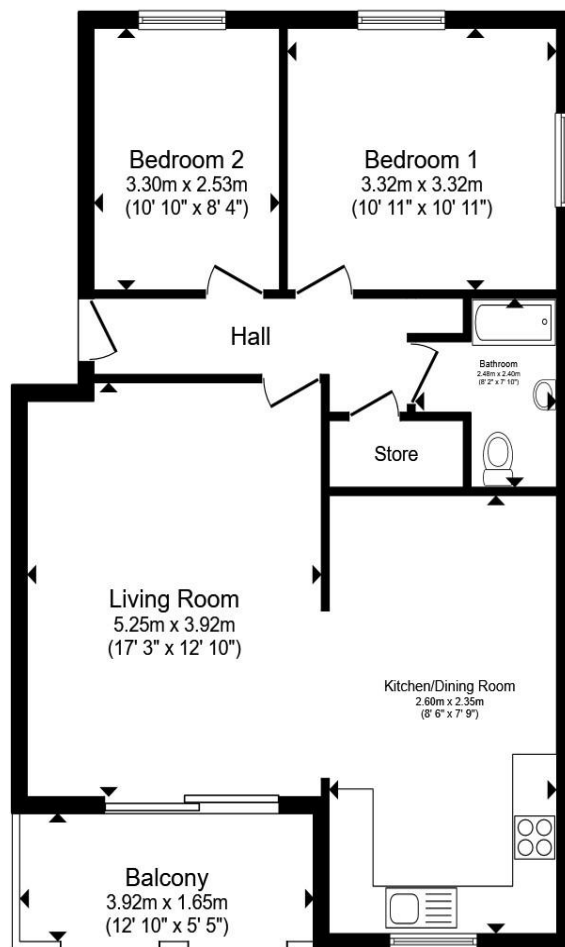
Gay Court, London Road West, Bath, BA1 7QU

welcome to

Gay Court, London Road West, Bath

Allen and Harris Larkhall are delighted to offer this apartment with outstanding views from your very own balcony. Excellent sized accommodation, viewing an absolute must!





Total floor area 71.3 m² (767 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Gay Court is situated on London Road West close to the village of Batheaston. Central Bath is a short bus journey away. The canal to the rear of the building beyond the historic Toll Bridge has splendid walking or cycling routes along the tow path into Bath city or to Bathampton. The apartment itself is large with a generous living room, separate dining room, fitted kitchen with open plan counter, two good-sized bedrooms both benefiting from high-specification acoustic double glazing. There is also a fitted shower room with double shower cubicle, a cloak cupboard and deep airing cupboard.

The balcony approached from the living room is superb. The views as you can see from the photographs are truly exceptional; far-reaching and a lovely place to enjoy your morning coffee or evening drinks, taking in the beautiful Avon valley. A delightful feature of this wonderful home.

To the outside there is a well-kept communal garden. The apartment has a good-sized single garage with additional communal parking available on site. We strongly advise an internal inspection to fully appreciate all that is on offer here.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Gay Court, London Road West, Bath

- Superb large second floor apartment
- Stunning views from the living room, kitchen and delightful balcony
- Good sized living room & separate dining room
- Two generous sized bedrooms, fitted kitchen & shower room
- Garage, communal parking and communal garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1524.00

Ground Rent: 12.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105834



Property Ref:
LAR105834 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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