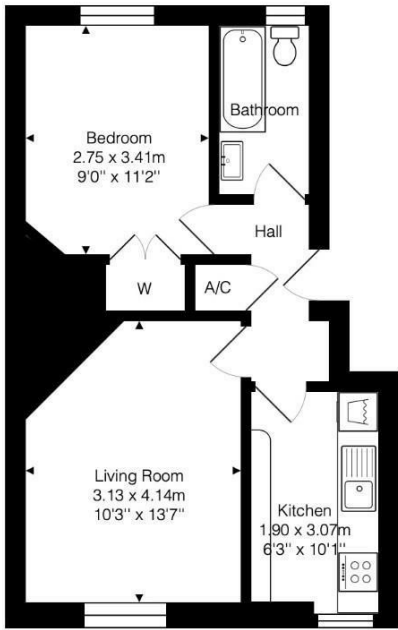


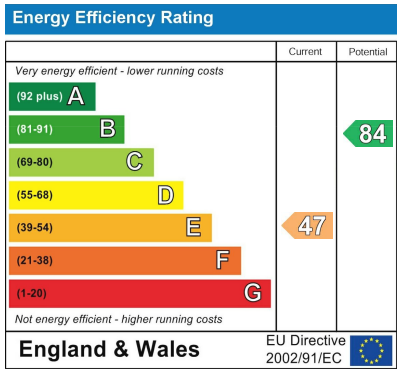
FLOOR PLAN:



Total Area: 40.3 m² ... 434 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness. www.energyassessmentservices.co.uk

EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End  
London road  
Bath  
Ba1 6pt  
  
T: 01225 48 10 10  
E: happytohelp@zestlovesproperty.com



**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, 14, Grove Street, Bath, BA2 6PJ

1 Bedroom Apartment

Guide price  
£225,000

- One Reception Room, Stylish kitchen, bathroom & Double Bedroom
- Fantastic city centre location
- On street permit parking
- Communal gardens
- No Onward Chain
- Leasehold, EPC Rating E, Council Tax Band B

DETAILS

A well balanced one bedroom first floor apartment situated in the heart of Bath City Centre just off Pulteney Bridge. Offered To The Market With No Onward Chain





#### DESCRIPTION

We are delighted to offer to market this charming first floor, all electric one-bedroom apartment. The accommodation has been tastefully redecorated and includes a bright and airy living room, with a separate, stylish shaker style kitchen, offering plenty of cupboard space as well as a breakfast bar area. There is also a double bedroom with built in storage, and further storage cupboards in the hallway. The accommodation is completed by a fitted bathroom which comprises of a bath with shower over, sink unit and W.C. The building itself offers a communal garden and each apartment enjoys a private storage area which is ideal for storing bikes.

#### LOCATION

Bath's compact centre is overflowing with places to eat and drink, plus some of the finest independent shops in Britain, making it an ideal place to live. Immerse yourself in Bath's remarkable collection of museums and galleries, and enjoy year-round festivals, theatre, music and sports. The Rec is home to Bath Rugby and located next to the weir and famous Pulteney Bridge. Transport links are straightforward, trains run to London Paddington every 30 minutes with the journey time taking approximately 1 hour and 15 minutes. Trains also run regularly to Bristol and destinations further west.

#### TENURE

Leasehold

102 years remaining on the lease

Management fee: £1,700 per annum approximately

Ground Rent: £10 per annum

Sinking Fund: £8,000 per annum

Management company - Curo

NB: Please note the property is currently tenanted, as such the marketing photos were taken pre tenancy.