



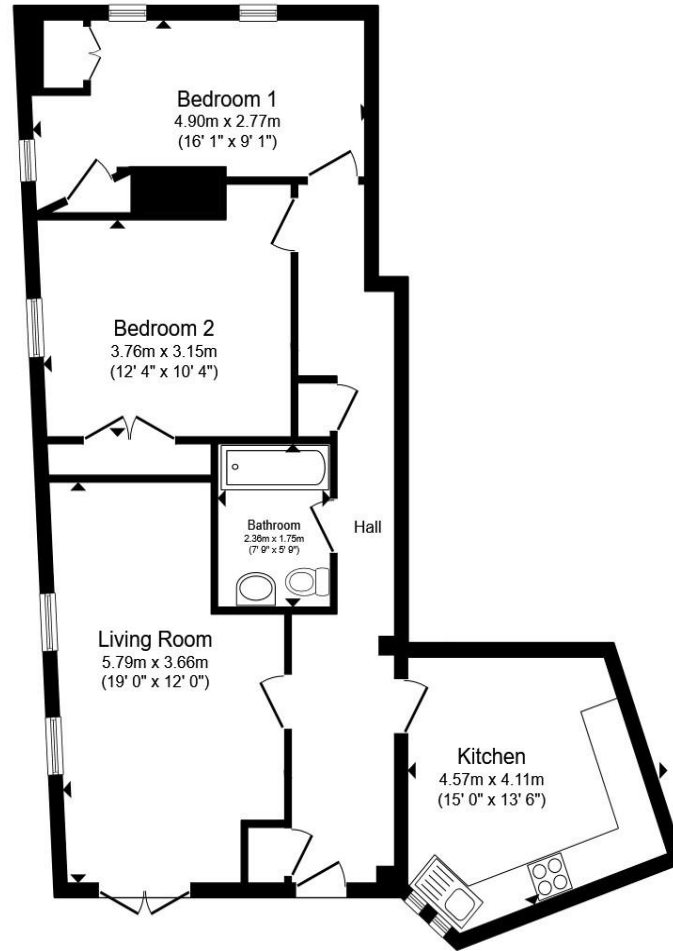
Upper East Hayes, Bath, BA1 6LN

welcome to

Upper East Hayes, Bath

Allen & Harris Larkhall are thrilled to bring you this garden flat with its own private entrance and a beautiful garden. Level walk into town and a 5 minute walk to Larkhall.





Total floor area 78.5 m² (845 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



Nicely tucked away in Upper East Hayes which is a short distance from Larkhall Village and a level walk into the City or a nicer walk just across the main road to the canal path, which again takes you into the heart of Bath. This wonderful garden flat has its very own private entrance and raised walkway over the garden, which in turn is of a great manageable size, creating a stunning outside space.

Having great size accommodation with two generous size bedrooms, fitted bathroom suite, gorgeous living room, fitted kitchen/dining room, with the added benefit of an old well which has a glass cover for safety, lovely feature. Ideal for those seeking their first home or indeed for those looking to downsize, and the garden space will assist those who are used to outside space make a happy transition from a larger home.

We strongly advise that you book a viewing for this home to fully appreciate all that it has to offer its new owner. Viewing slots are now available.

welcome to

Basement Flat Upper East Hayes, Bath

- Beautiful Garden Flat Of An Excellent Size
- Excellent Location Level Walk Into The City Centre
- Larkhall Village A 5 Minute Walk Away
- Private Entrance & Sole Use Of The Garden
- Fitted Kitchen/Dining Room With Its Very Own Well (Glass Covered)

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/LAR105726](https://www.allenandharris.co.uk/Property/LAR105726)



Property Ref:
LAR105726 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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