

Green Park,Bath BA1 1HZ

allen & harris

welcome to

Green Park, Bath

Stunning and spacious TWO double bedroom apartment set on Green Park. The property is very well situated opposite a beautiful park, a short walk to the river for walks or morning runs, as well as being just 0.6 miles from Bath Spa Station for an easy commute should you need it.



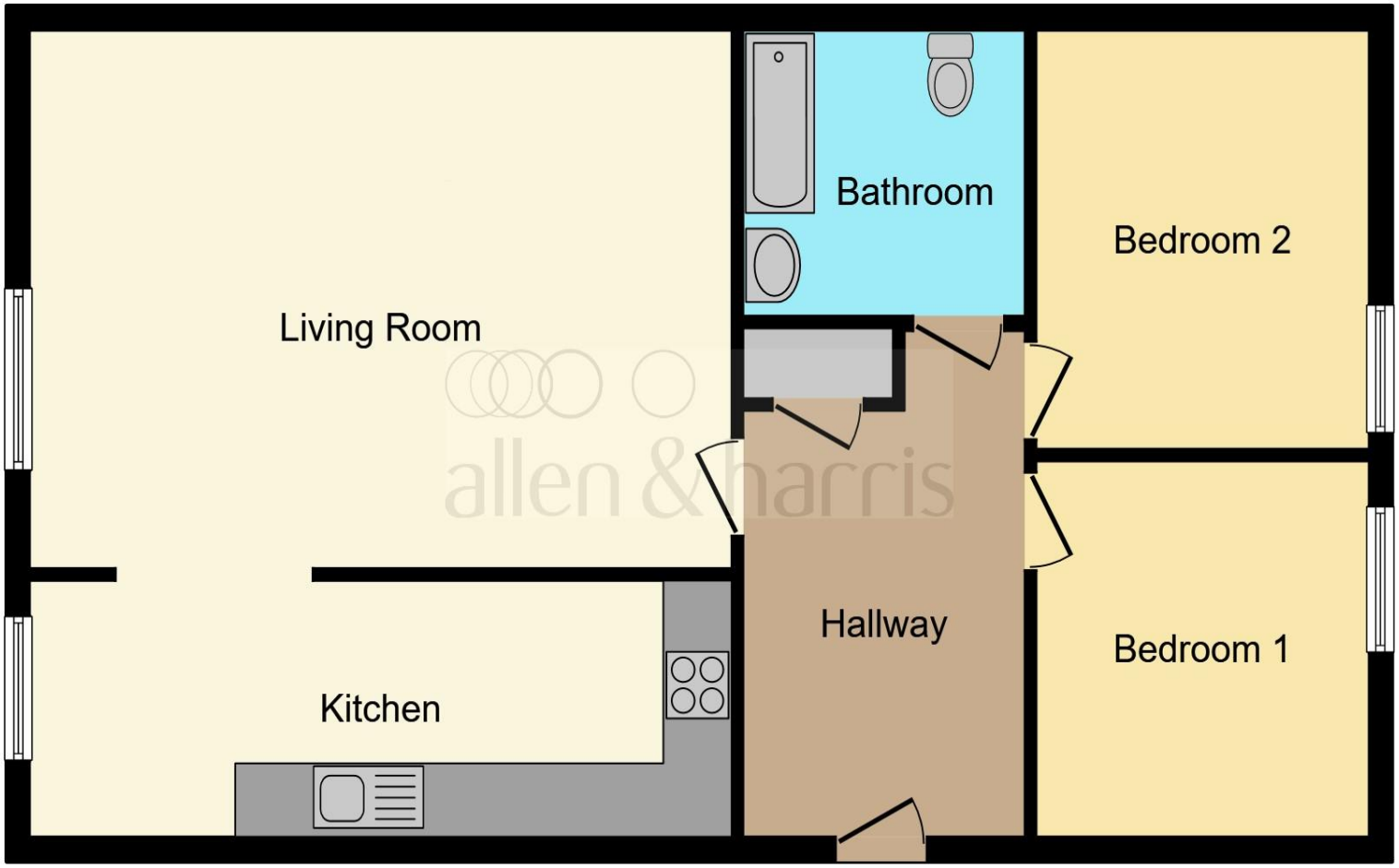












Entrance Hall

Hallway

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Parking

Sq Ft

Agent Note

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.focalagent.com

welcome to

Green Park, Bath

- Brilliant Investment Opportunity
- Sold with Tenant in Situ - Contract until June 2027
- 6% Rental Yield
- City Centre Location
- Beautiful City Park Opposite

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: 1200.00
Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110194

The Property Ombudsman

Property Ref:
BAT110194 - 0010

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

01225 425111

Bath@allenandharris.co.uk

7 Princes Buildings, BATH, Avon, BA1 2ED

allenandharris.co.uk