



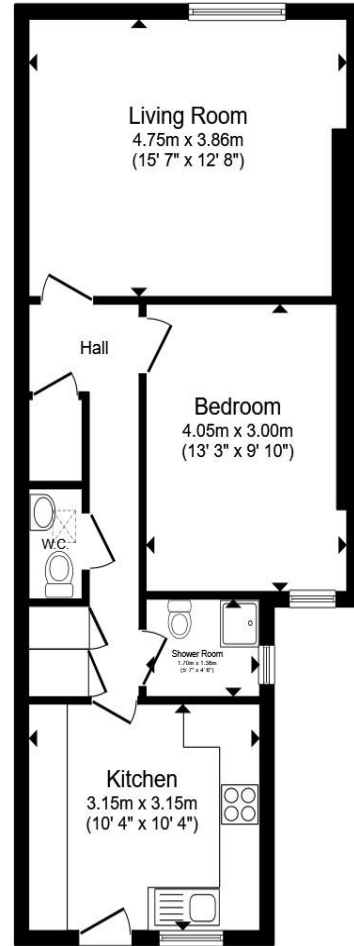
The Old Cottage, St. Saviours Road, Larkhall, Bath, BA1 6RJ

welcome to

The Old Cottage, St. Saviours Road, Larkhall, Bath

This is a great opportunity to buy this split level apartment overlooking to Grosvenor Place and within walking distance of the sought after Larkhall village. 'The Old Cottage' is set to the rear of a grade listed building hidden by a stone wall with private courtyard as you enter through the gate.





Entrance Via Courtyard

Kitchen

10' 3" x 10' 1" (3.12m x 3.07m)

Living Room

14' 9" x 12' 8" (4.50m x 3.86m)

Bedroom

13' 2" x 8' 4" extending to 9' 9" Max (4.01m x 2.54m extending to 2.97m Max)

Shower Room

Private Courtyard

Total floor area 54.1 m² (582 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

welcome to

The Old Cottage St. Saviours Road, Larkhall Bath

- One bedroom apartment
- Split level
- Approx. 53 sq. m./570 sq. ft.
- Stairs up to entrance
- Private courtyard with gated access

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2022.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105091



Property Ref:
LAR105091 - 0003

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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