



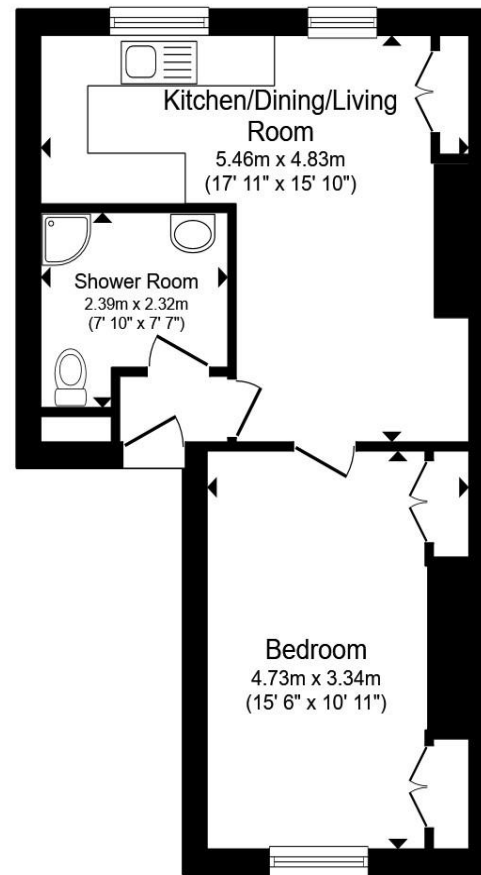
Canton Place, Bath, BA1 6AA

welcome to

Canton Place, Bath

An appealing one bedroom conversion apartment, Grade II Listed and offering well sized accommodation, being situated on the north eastern fringe of the city centre as well as being walking distance to amenities.





Floor Plan

Total floor area 42.5 m² (457 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

This one bedroom apartment is set within a Georgian building and offers a simple, well-maintained living space, as well as beautiful views to the South East of Bath. The property includes a bright living area with neutral décor and good natural light which is open plan to the kitchen with it being practical and providing adequate storage and workspace for everyday use. The bedroom is a good size, with ample space for a double bed and essential furniture due to built wardrobes converted from typical Georgian alcoves whilst looking out and up to Camden giving you a picturesque view of Bath architecture. The bathroom is clean and fitted with shower cubicle and space for a bath if desired. The building retains some period features, including higher ceilings, cornice and sash windows throughout.

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

Flat 2 Canton Place, Bath

- INVESTORS ONLY
- Second floor apartment
- One bedroom
- Approx. 45 sq. m./484 sq. ft.
- Rental Yield £1,195pcm

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2417.80

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105760



Property Ref:
LAR105760 - 0008

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.

 allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk