



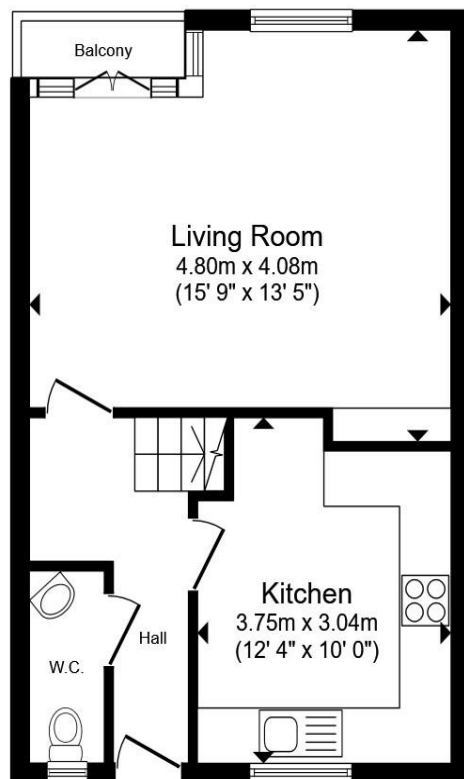
Long Acre House, Snow Hill, Bath, BA1 6DQ

welcome to

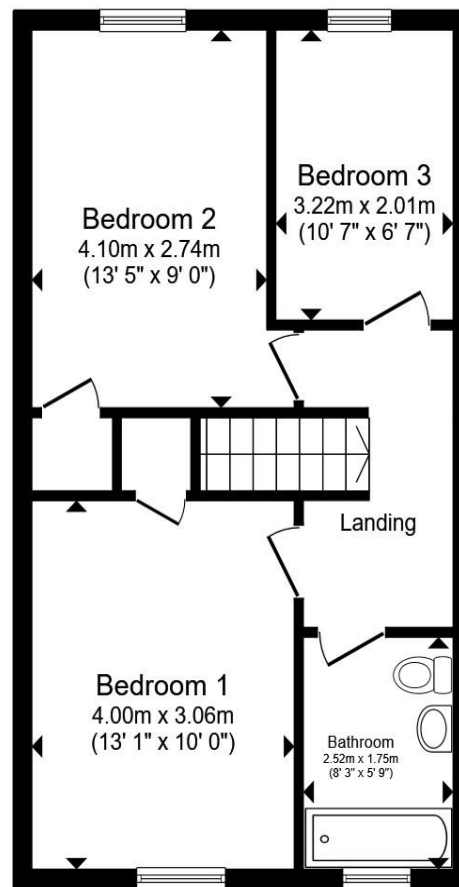
Long Acre House, Snow Hill, Bath

Allen & Harris Larkhall office are delighted to offer this large three bedroom maisonette in a fantastic location for Bath City Centre. Ideal First Purchase!





Ground Floor



First Floor

Total floor area 82.2 m² (885 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

Located in the vibrant Walcot district of Bath, this delightful maisonette is within easy walking distance of Bath's historic city centre. Cafes, restaurants and artisan shops all close at hand, Walcot is renowned for its creative atmosphere and thriving local businesses, making it one of Bath's most desirable neighbourhoods.

The maisonette has large accommodation throughout, with Living room, fitted kitchen, three bedrooms and a fitted bathroom suite. An ideal first purchase, we strongly advise an early internal inspection.

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

Long Acre House, Snow Hill, Bath

- Delightful Large Maisonette With Fantastic Views Over The City
- Lovely Living Room With Balcony & Views
- Fitted Kitchen & Bathroom Suite
- Three Good Size Bedrooms
- Residents Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1674.94

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Oct 2017. 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/LAR105819



Property Ref:
LAR105819 - 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.


allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



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



allenandharris.co.uk