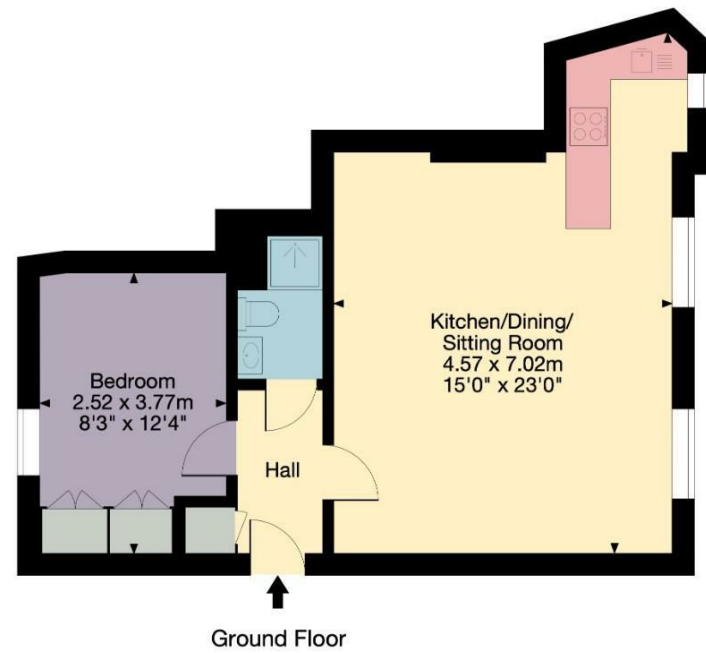


Flat 2, 1 Fountain Buildings, Bath BA1 5DU
 Approx. Gross Internal Area
 456 sq ft - 42 sq m

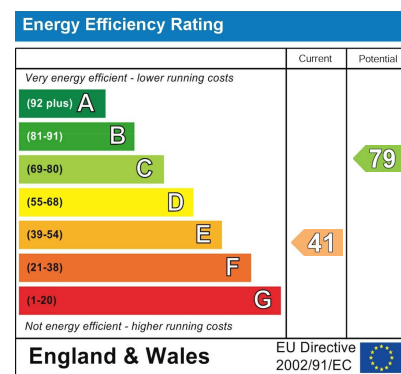
FLOOR PLAN:



- KEY**
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
 happytohelp@zestlovesproperty.com
 01225 481010

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
 London road
 Bath
 BA1 6pt

T: 01225 48 10 10
 E: happytohelp@zestlovesproperty.com



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



1, Fountain Buildings, Bath, BA1 5DU

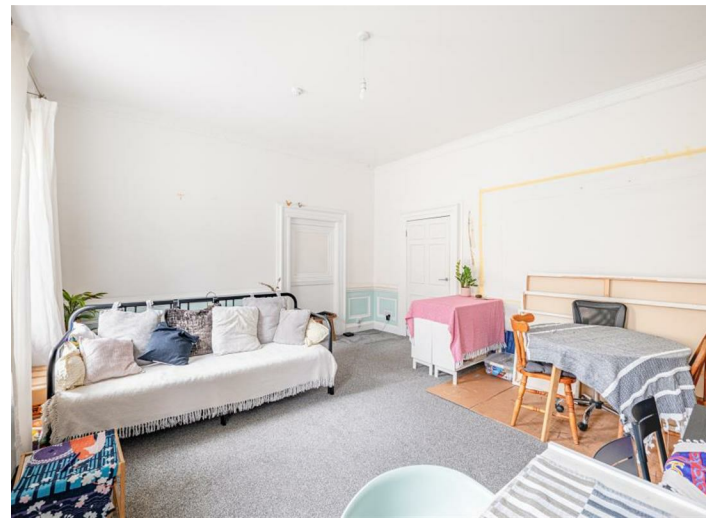
1 Bedroom Apartment

Offers in excess of
 £200,000

- A Well Presented Georgian Ground Floor Apartment
- Open Plan Living/Dining Room & Kitchen
- City Centre Location
- Offered To The Market With No Onward Chain
- Double Bedroom & Shower Room
- Council Tax Band B, Leasehold, EPC Rating E

DETAILS

A well presented one double bedroom, ground floor Georgian apartment, with an open plan light living area, offered to the market with No Onward Chain.



DESCRIPTION

You enter the property through a well-maintained communal entrance into a bright and airy apartment.

To the right, the spacious open-plan living, dining, and kitchen area enjoys front-facing windows that flood the room with natural light. The layout easily accommodates clearly defined living and dining spaces, flowing seamlessly into the modern kitchen. Designed with both style and practicality in mind, the kitchen features sleek cabinetry, quartz worktops, integrated appliances, and a breakfast bar.

The generously sized double bedroom measures 8'3" x 12'4" and benefits from built-in wardrobes, along with a window overlooking the rear aspect. Completing the accommodation is a contemporary shower room fitted with a wash basin and W.C.

Externally there is a good size communal garden to the rear whilst in the basement you will find a storage cage.

LOCATION

Bath's compact centre is overflowing with places to eat and drink, plus some of the finest independent shops in Britain, making it an ideal place to live. Immerse yourself in Bath's remarkable collection of museums and galleries, and enjoy year-round festivals, theatre, music and sports. The Rec is home to Bath Rugby and located next to the weir and famous Pulteney Bridge. Transport links are straightforward, trains run to London Paddington every 30 minutes with the journey time taking approximately 1 hour and 15 minutes. Trains also run regularly to Bristol and destinations further west.

TENURE

Leasehold
999 Years from 2017
Management Company - Live West
Service Charge - £170 pcm approximately
Ground Rent - £0

