

Dorchester Street, Bath, BA1

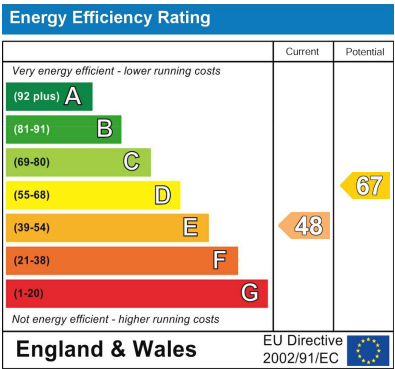
Approximate Area = 435 sq ft / 40.4 sq m  
For identification only - Not to scale

FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1441112

EPC CHART:



ZEST PROPERTY SERVICES

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**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.



10, Dorchester Street, Bath, BA1 1SS

1 Bedroom Flat

Guide price  
£220,000

- Beautiful Grade II Listed Georgian First Floor Apartment
- Immaculately Presented Modern Accommodation Throughout
- Leasehold, EPC Rating E, Council Tax Band A
- Offered To The Market With No Onward Chain
- City Centre Location

DETAILS

A beautifully renovated one double bedroom first floor Georgian apartment situated in the heart of Bath City Centre. Offered to the market with No Onward Chain.



## DESCRIPTION

You access the property to the front into a communal hallway which leads up to the first floor where you will find the private entrance. Once inside the property you will find an immaculately presented, renovated modern property with lots of natural light. To the front of the property there is an open plan living room with a large feature window, off the living room is the sleek kitchen. This boasts a range of wall and base units with an inset sink unit, a new under counter fridge as well as a new induction oven. To the rear of the apartment you have a good size double bedroom and shower room. The shower room has a lovely walk in shower with w.c and sink unit. The accommodation is completed with a good size storage cupboard which has also been used as a office space and a boiler cupboard which house the new eco boiler and washer dryer.

## LOCATION

Dorchester Street is in the heart of the city centre 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 with both Bath Spa station and the bus station a stones through from the apartment. 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

125 year lease from 31st july 2009

Management fee: £1,200 per annum

Management company - Bath and North east Somerset Council