



WentWorth  
Estate Agents



## 4 Hanover Court Salisbury Road, Larkhall, Bath, BA1 6QX

• One Bedroom Retirement Apartment • Exclusively for the Over 60's • Requiring Updating • Popular Location • Non-allocated Residents Parking • On Site Estate Manager • Residents Lounge and Laundry Room • EPC Rating - D

**£150,000**

### Location

Hanover Court is situated in the heart of Larkhall village to the east of Bath city centre. Just a short walk away, the village offers a wide selection of shops and many other amenities including a small supermarket, chemist, delicatessen, hardware store, coffee shops, post office, pub, theatre and church with a larger supermarket within easy walking distance. The popular Alice Park is close by and the City of Bath itself offers a further array of parks, public areas, cultural and leisure amenities. Several well regarded state and private schools are easily accessible. Bath has excellent communications to the City of Bristol and is approximately 10 miles from Junction 18 of the M4. There are high speed train services from Bath Spa station to London Paddington, (approximately 90 minutes).

### Internal Description

Entry to the property is by way of the communal lobby which leads to the front door. Once inside, you are greeted with an entrance hallway with a spacious storage cupboard and a separate linen cupboard. The living room is light, airy and well-proportioned. The kitchen is fitted with cream wall and base units. The bedroom is a good sized double and is situated to the front. The bathroom comprises of a bath, wash hand basin and w/c. The property is double glazed throughout and heating is by way of Dimplex heaters. There is a residents lounge as well as a laundry room.

### External Descriptions

The building is flanked by stone walling and well tended shrubs. There is non-allocated residents parking.

### Agents Note

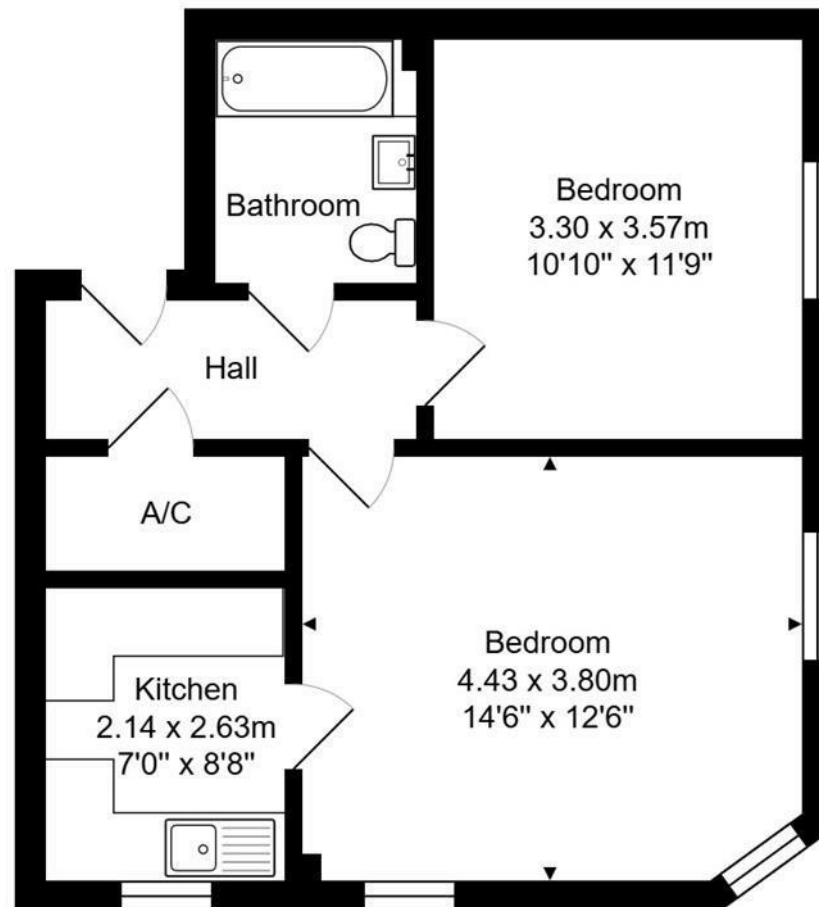
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Tenure - Leasehold  
Management Company -Anchor Hanover Group  
Lease Years remaining - 114 years left from a 125 year Lease  
Annual Service Charges - Approx. £3775.44  
Annual Ground Rent - £  
Council Tax Band - A


NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.





Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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