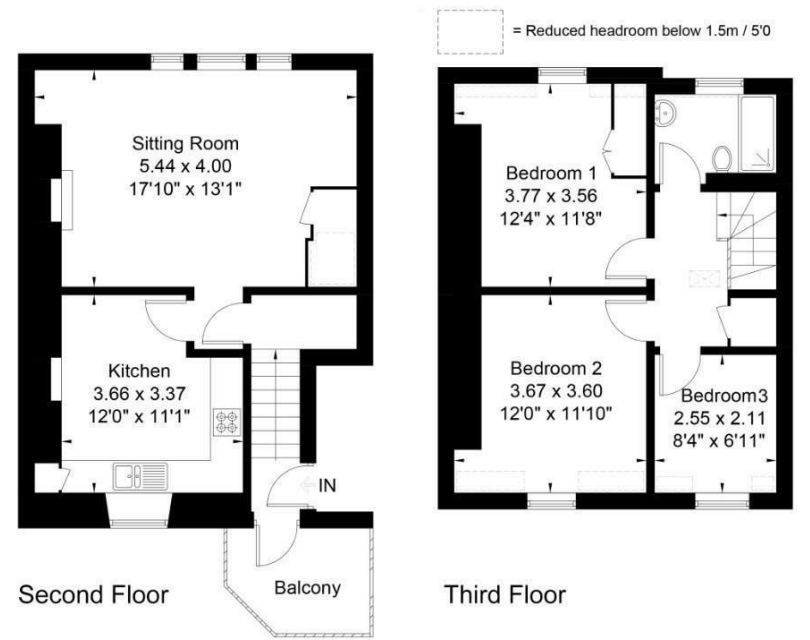


Approximate Gross Internal Area = 88.9 sq m / 956 sq ft



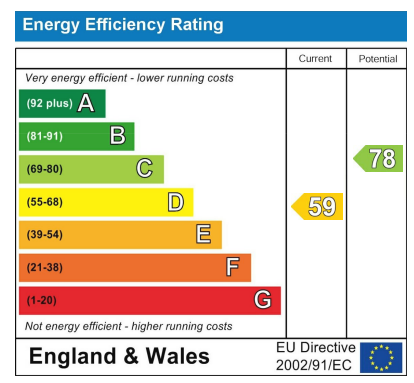
room

FLOOR PLAN:



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such also for illustrative purposes only. Not to Scale. Photography | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2022

EPC CHART:



ZEST PROPERTY SERVICES

1 a 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.



Flat 3, 24 New King Street, Bath, BA1 2BL

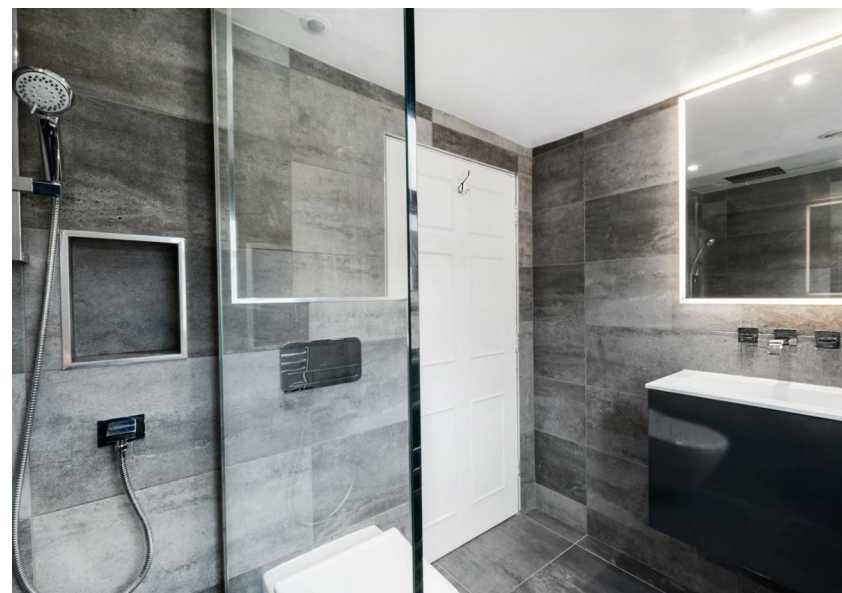
3 Bedroom Maisonette - Upper

Guide price  
£375,000

- Second-floor maisonette set within an attractive Georgian building
- Bright living room with working open fireplace and three large sash windows
- Modern bathroom with rainfall walk-in shower and underfloor heating
- South-facing private balcony with artificial turf, ideal for outdoor dining
- Three bedrooms including two doubles and a versatile single room
- Leasehold, EPC rating D, Council tax band C

DETAILS

A well presented top floor, three bedroom maisonette within a desirable Central Bath location. Offering ample living space and a small private terrace. On street permit parking. No onward chain.



#### DESCRIPTION

This charming second-floor maisonette, set within a Georgian building, opens to a staircase leading to the main accommodation, while a door provides access to a south-facing private balcony. Laid with artificial turf, this rare outdoor space offers a sunny, low-maintenance spot ideal for al-fresco dining. The first level features a hallway with useful storage, a bright and spacious living room with ornate fireplace and three large sash windows, and a well-appointed kitchen/breakfast room. The kitchen includes a range of wall and base units, laminate worktops, inset sink, built-in fridge/freezer, four-ring gas hob, oven, grill and extractor, along with a characterful feature fireplace. Upstairs, the property offers

three bedrooms and a family bathroom. There are two well-proportioned double bedrooms, one with built-in storage, and a single bedroom with pleasant rear views, ideal as a home office or nursery. The stylish bathroom has been recently fitted with a rainfall walk-in shower, WC and vanity sink with storage, complemented by fully tiled walls, motion-sensor lighting and underfloor heating. On street permit parking. No onward chain.

#### 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

999 year lease commencing 1980  
Freeholders: Adam Church Ltd  
Management company: Adam Church Ltd  
Management Fee: £260 PCM  
Subject to change