



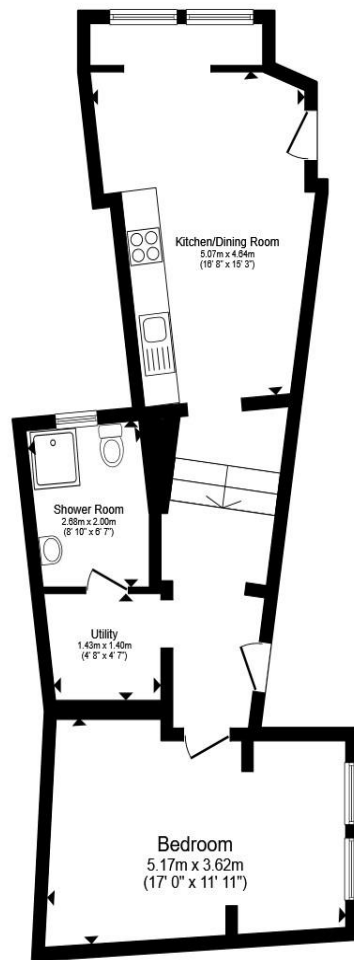
Beaufort West, Bath, BA1 6QB

welcome to

Beaufort West, Bath

Allen & Harris Larkhall are very pleased to offer this wonderful opportunity to purchase a ground floor flat in Larkhall. Ideal first home or those retiring. No Chain!





Total floor area 54.6 m² (588 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



Apartment 3 is located on the ground of One Beaufort and accessed from the communal lobby area. Upon entering you are greeted by an open plan living space with large feature windows. A double bedroom with dressing area leads off the main hallway, as does the shower room. From here a door leads out into a private courtyard providing access to a communal area and also St Saviours Road. Set within a Grade II listed former coaching inn.

Larkhall is a popular location approximately one mile east of Bath city centre that has a vibrant local community along with amenities including a variety of shops, a post office, cafes, St Saviours church, a community centre, the Rondo Theatre and the well regarded St Saviours infant and junior schools. Alice Park is nearby, providing 8 acres of grounds including a children's play area, tennis court.

Agents 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.

Agent Note: Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

welcome to

Beaufort West, Bath

- One bedroom ground floor apartment with private courtyard
- Dressing area to bedroom
- Grade II listed conversion of a former Coach Inn
- Larkhall location - Close to local shops & cafes
- Open plan living space

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105923



Property Ref:
LAR105923 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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