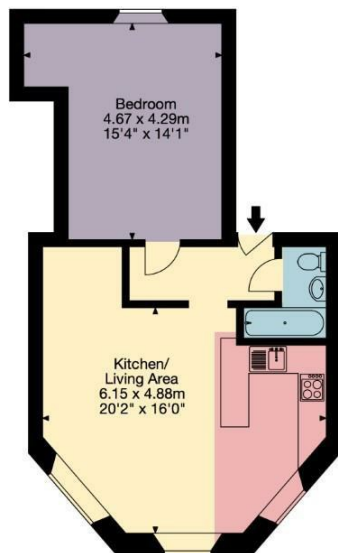
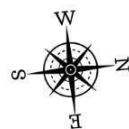


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 kWh) A			
(11-11) B			
(10-10) C		67	68
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

First Floor Flat, 6, Ainslies Belvedere, Bath, Somerset BA1 5HT
 Approx. Gross Internal Area
 Total Area - 557 sq ft - 52 sq m



First Floor

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

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

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.

ZEST ESTATE AGENTS

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

T: 01225 48 10 10
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**AINSLIES BELVEDERE, BATH
 BA1 5HT**

**GUIDE PRICE
 £350,000**

1 BEDROOM APARTMENT - FIRST FLOOR

- An elegant Grade II listed first floor apartment
- Stunning far reaching views
- Close to the city centre, no onward chain
- Bay fronted living/dining/kitchen
- Double bedroom and bathroom
- Council tax band B, EPC rating D, Leasehold, share of freehold



DESCRIPTION
 An exquisite one bedroom first floor apartment set in an elevated position with the most impressive far reaching views. This elegant property has been sympathetically updated over recent years, combining period features and contemporary style living. The reception room enjoys three sash windows with working shutters, perfectly placed within a bay over looking Upper Hedgemoor Park and beyond. The living room is spacious and light offering a well equipped kitchen, living and dining area. There is also a large double bedroom and a bathroom.

LOCATION
 Ainslies Belvedere is tucked away off the lower slopes of Lansdown Road in an enviable location. This striking property enjoys the most wonderful panoramic far reaching views, within a ten minute walk of the city centre and a 20 minute walk of Bath Spa train station

Also nearby are The Circus, Assembly Rooms and the Royal Crescent. There is a wide range of amenities close to the property, including boutiques, cafes and wine bars along Alfred Street and nearby, Saville Row and Bartlett Street. The city of Bath is famous for excellent cultural and leisure amenities including specialist shops, museums, art galleries and theatres. There are excellent communications and approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (approximately 80 minutes).

TENURE
 999 year lease, commenced in 1982.
 Management company: Number 6 Ainslies Belvedere Management Company Ltd.
 Directors own share of freehold.
 No management fee, £30pcm paid into a sinking fund. Subject to change.

