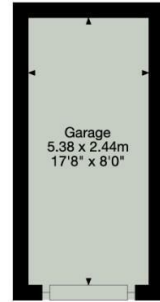
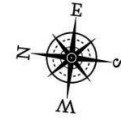


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**Flat 37, Pitman Court, Gloucester Road, Bath BA1 8BD**

Approx. Gross Internal Area  
Main House - 78 sq m / 842 sq ft  
Garage - 13 sq m / 141 sq ft  
Total Area - 91 sq m / 983 sq ft



Garage



Ground 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.

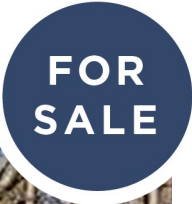
**ZEST ESTATE AGENTS**

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



**GLOUCESTER ROAD, BATH  
BA1 8BD**

**GUIDE PRICE  
£295,000**

**3 BEDROOM FLAT**

- Spacious and light ground floor apartment
- Generous living room with access to a balcony
- Three double bedrooms, bathroom and a separate wc
- Well equipped modern kitchen
- Communal gardens, garage and residents parking
- Leasehold, Council tax band B, EPC rating D



**DESCRIPTION**

A beautifully presented ground floor apartment with spacious and light accommodation, situated in a quiet location with mature grounds. The property offers a generous living room with ample room for a dining table. Sliding doors lead you onto the balcony. There is a well equipped modern kitchen, three double bedrooms and a contemporary bathroom, separate wc. Externally the property benefits from a single garage and residents parking area. No onward chain.

**LOCATION**

Larkhall offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, Co-op, two public houses, pet shop, takeaways,

coffee shop, deli, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

Leasehold - 750 years from 1971  
 Freeholders - Bath Ground rent Estate Ltd  
 Management Company - West of England  
 Management charge - £1500-£2000pa.  
 Charged 6-monthly  
 Subject to change

