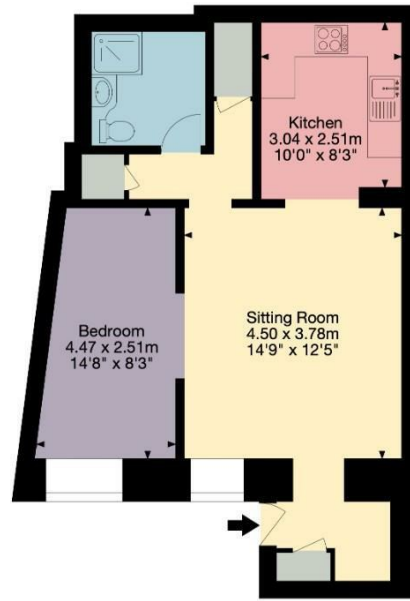


Garden Flat, 16 Grosvenor Place, Bath BA1 6AX
 Approx. Gross Internal Area
 Main House = 50 sq m / 544 sq ft



KEY
 Kitchen
 Living Area
 Bedroom
 Bathroom
 Storage

Lower Ground Floor

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.

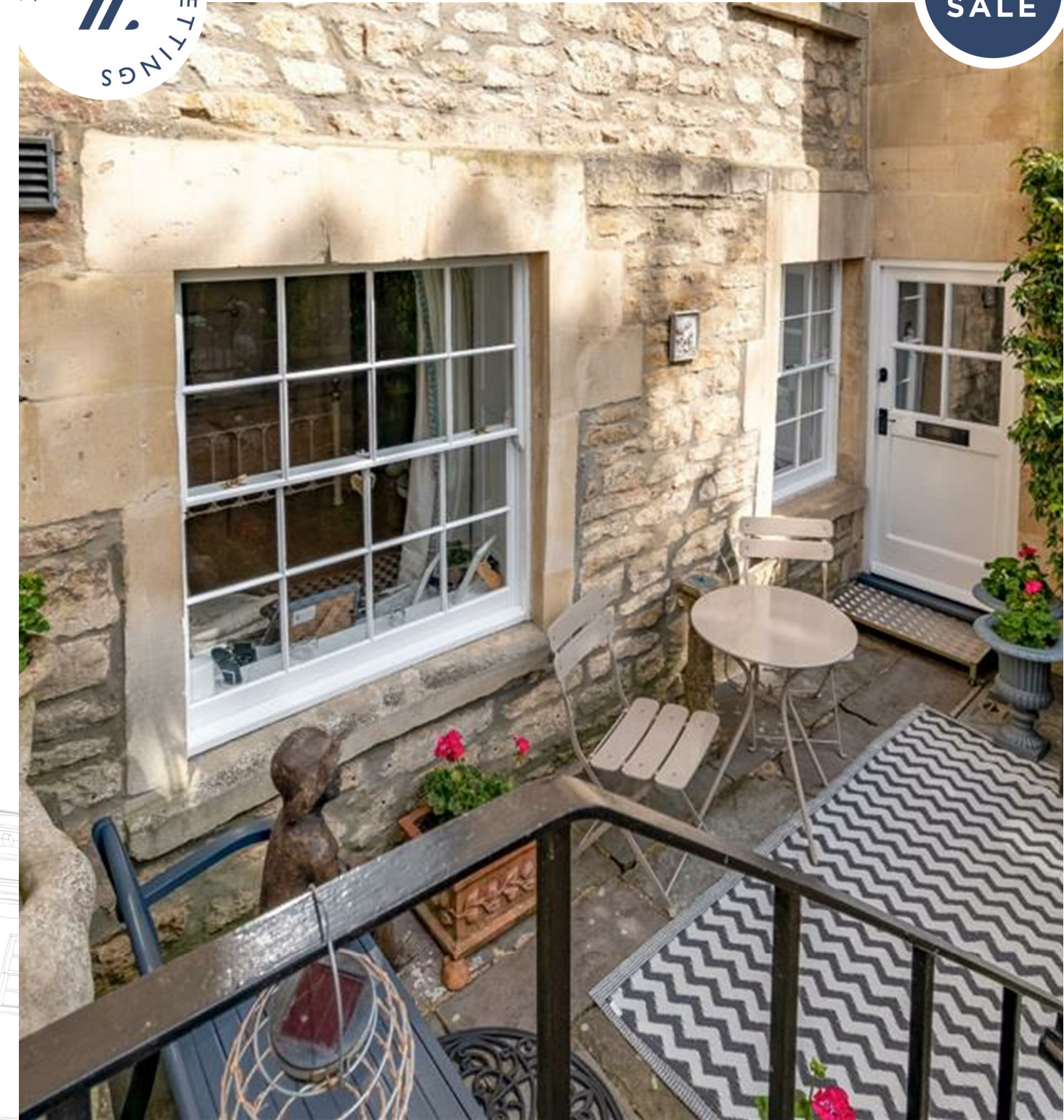
ZEST ESTATE AGENTS

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

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**GROSVENOR PLACE, BATH
 BA1 6AX**

**GUIDE PRICE
 £295,000**

1 BEDROOM APARTMENT - GARDEN

- A charming courtyard apartment, renovated to a high standard
- Bedroom and a shower room
- Off road parking for one vehicle
- South facing, with a spacious living room and kitchen
- Pretty private courtyard garden
- Share of Freehold. EPC exempt Grade I Listed. Council tax band B.



DESCRIPTION

A simply charming one bedroom courtyard garden apartment set in a quiet location, south facing. This immaculately presented property forms part of an impressive Grade I Listed building, with its own private entrance to the rear. The property has been sympathetically updated over recent years and offers a living room with dining area opening through into the well equipped modern kitchen. There is a good sized double bedroom and a luxury shower room. A pretty and well manicured courtyard garden is to the rear with a path leading down to a gravelled area providing one off road parking space and a outbuilding. No onward chain.

LOCATION

There is free on-street parking to the front of Grosvenor Place. Plenty of local amenities can be found within walking

distance. The centre of Larkhall village is less than a five minute walk-away, and provides a wide-array of amenities, including a small co-op, butchers, delicatessen, multiple cafes, newsagents, post office, and independent shops. The centre of Bath itself is less than a half-an-hour walk away, but can also be reached by the frequent bus service which runs along London Road, and stops opposite Grosvenor Place. For commuters, there is easy access to the M4 (J18 - 11 miles), and there are high speed rail links available from Bath Spa (1.5 miles) station.

TENURE

999 year lease, commenced in March 1987
Share of freehold
Management co: 16 Grosvenor Place Bath Management Co Ltd.
Management charge £55.55 pcm
Subject to change

