

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Brunswick Street  
TOTAL APPROX. FLOOR PLAN AREA 548 SQ.FT. (51 SQ.M.)



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.

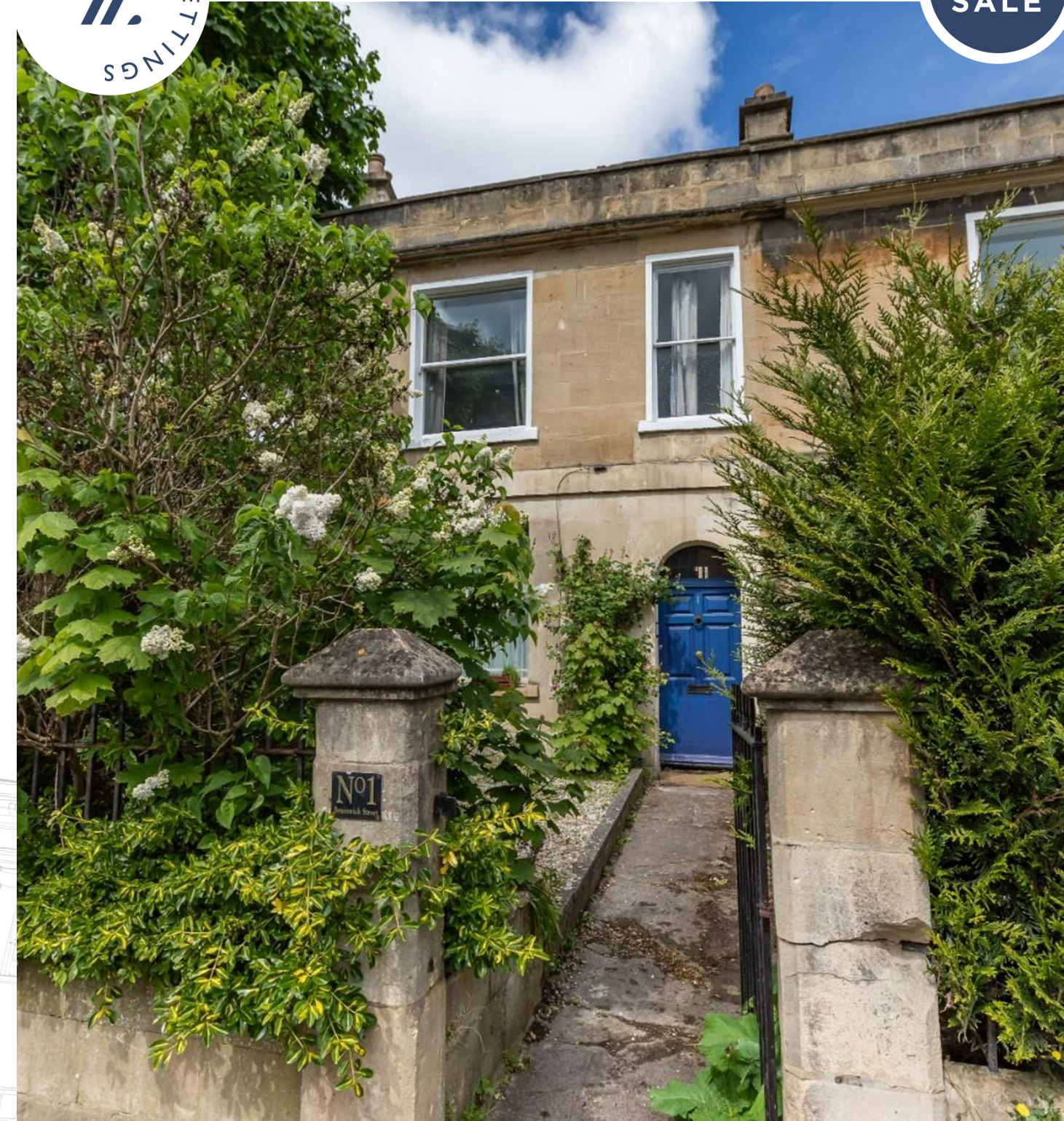
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**BRUNSWICK STREET, BATH**  
**BA1 6PQ**

**GUIDE PRICE**  
**£220,000**

1 BEDROOM APARTMENT

- Apartment on the first floor of a Grade II Listed Building
- Share of freehold
- Level walk into the city centre
- One bedroom, living room, kitchen and bathroom
- Residents permit parking
- Leasehold, EPC rating E, Council tax band B



**Description**  
With well-proportioned rooms, high ceilings, and characterful sash windows, the apartment feels light and bright throughout. Both the living room and the double bedroom have feature fireplaces, and recessed alcoves - which in the living room, have been transformed into thoughtful storage cupboards. The kitchen comprises of shaker-style cream units with wooden effect worktops, and practical over-head spotlights. Completing the apartment is a neutrally-decorated bathroom, with shower over bathtub. The property is set-back from the road, with residents permit parking in the surrounding areas.

**Location**  
Brunswick Street itself is located on the lower slopes of Camden, and is less than a

mile's level walk from Bath City Centre. There are frequent bus services into the city, and out into the surrounding villages and towns. 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**  
Share of Freehold  
Ground Rent/Management Charge: £0  
Sinking Fund Contribution: £50 PCM (Informal)

