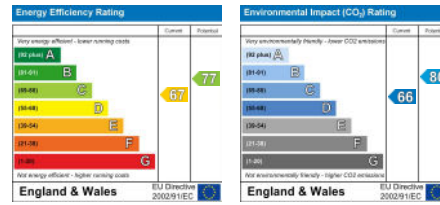
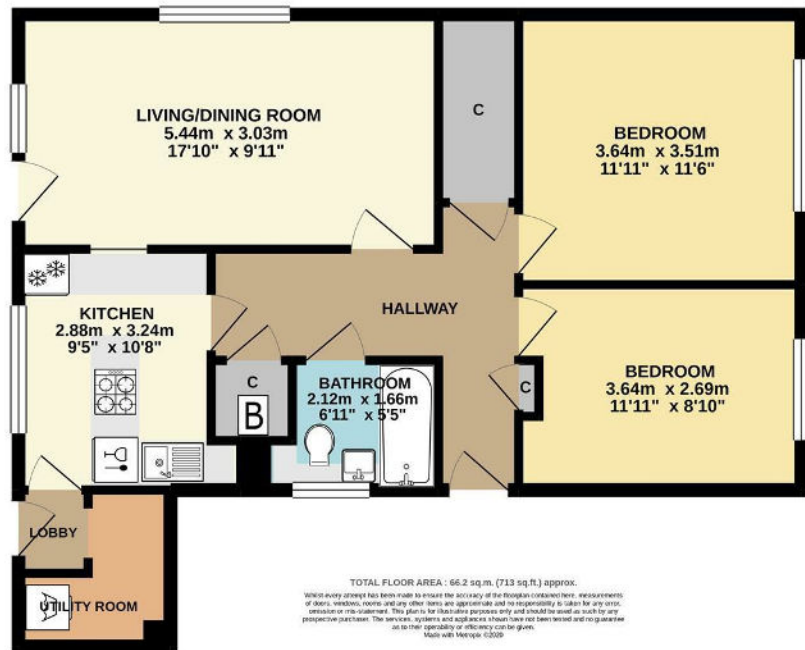
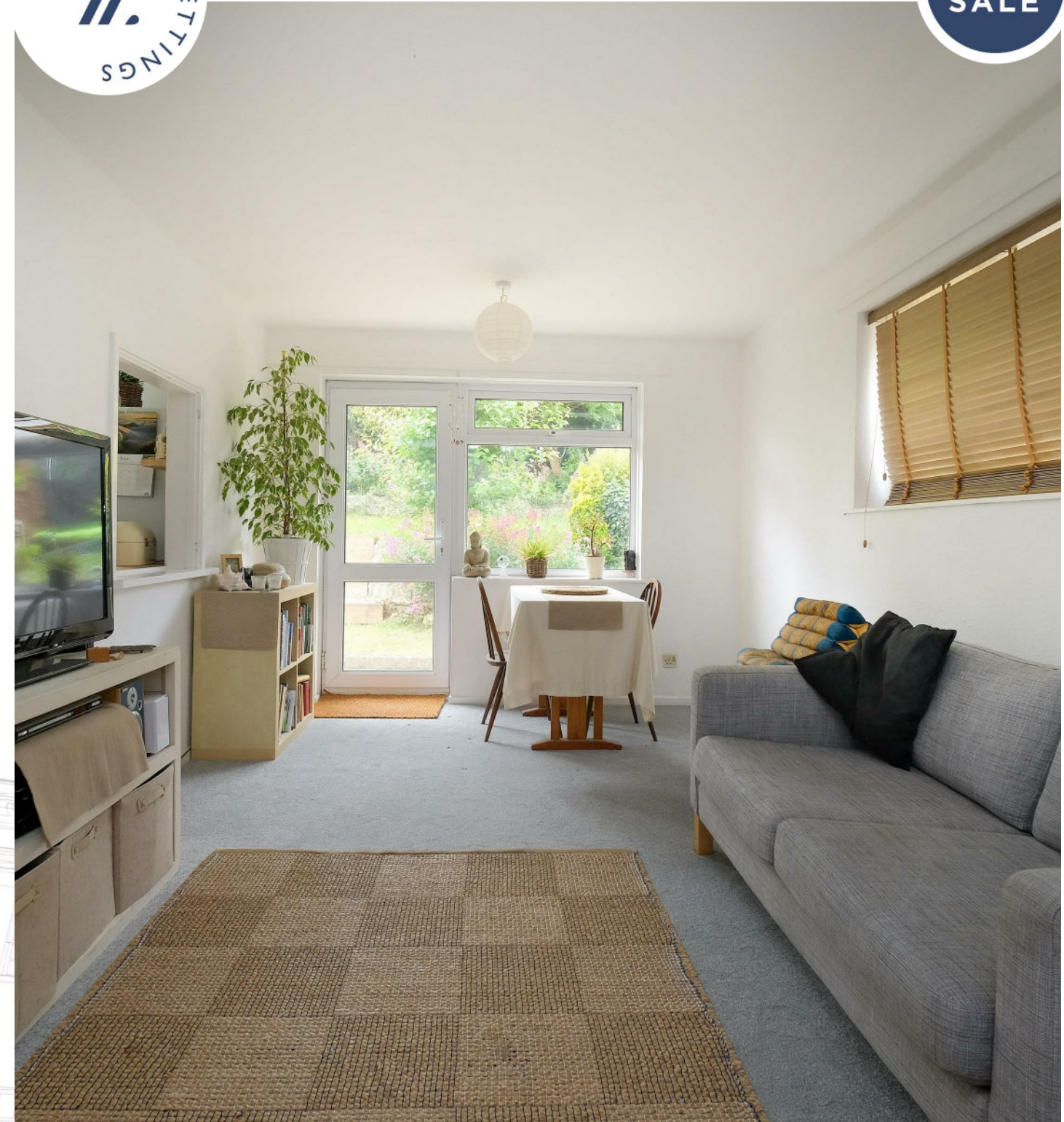


**GROUND FLOOR**  
66.2 sq.m. (713 sq.ft.) approx.



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



**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  
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BATH  
BA1 6PT

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**WHITEWELLS ROAD, BATH  
BA1 6NZ**

**GUIDE PRICE  
£216,950**

**2 BEDROOM FLAT - GARDEN**

- Two double bedrooms
- Recently updated benefitting from a newly fitted kitchen and bathroom
- Quiet location with rural views
- South facing garden
- Close to the village of Larkhall and school
- Frequent bus services to the city centre



A superb ground floor apartment quietly situated just a few minutes walk away from the popular village of Larkhall and local school, east of the city centre of Bath. The property has been recently updated now benefitting from a newly fitted kitchen and bathroom. The property is light and spacious with two good sized double bedrooms, a good sized living room with access to the private south facing garden. Rural views to the front.

125 year lease started in 1986.  
 Management company Curo  
 Freeholder Curo  
 Management charge £19.42  
 Ground rent £10pa

