



**9 Swallow Street, Bath BA1 1RB**  
 Approx. Gross Internal Area  
 Main House - 1,790 sq ft - 166 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.

**ZEST ESTATE AGENTS**

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**SWALLOW STREET, BATH  
 BA1 1RB**

**GUIDE PRICE  
 £725,000**

**4 BEDROOM MAISONETTE - UPPER**

- An exceptional three storey Maisonette forming part of a Grade II Listed building
- Perfectly positioned within the heart of the city centre, just a few steps away from Bath Spa train station
- Recently refurbished kitchen with breakfast area, impressive first floor drawing room
- Four double bedrooms, luxury bathroom with separate shower, shower room
- Large private roof terrace ideal for alfresco dining
- Private entrance, storage rooms



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#### DESCRIPTION

9 Swallow Street is a fine example of a period property, forming part of a Grade II listed building. The property has its own private entrance with accommodation evenly spread over three floors, enhanced by a pretty private roof terrace. The first floor offers a recently updated bespoke kitchen/breakfast room, a perfectly formed drawing with period features and a log burning stove and an entrance hall with extensive built in storage. The upper floors provide a 18ft master bedroom with a range of extensive built in wardrobes and dressing table, three further double bedrooms, a luxury bathroom with separate shower and a shower room. There are also a storage room (with restricted head height) situated on the top floor.

#### LOCATION

This Georgian building is in the heart of historic Bath. Bath Spa railway station is within a few minutes level walk, offering a high-speed

service to London Paddington and Bristol to the west. World-famous tourist sites and the award-winning Southgate shopping centre, with restaurants, bars and many unique shops, are all nearby. This cosmopolitan city, offers theatres, art galleries and excellent sports facilities, as well as fine dining and extensive shopping, in a unique World Heritage protected setting. Bath is surrounded by glorious countryside which is part of Cotswolds Area of Outstanding Natural Beauty. It is easily accessible via the M4 motorway at Junction 18, just 10 miles to the north and with Bristol International airport less than 20 miles drive away.

#### TENURE

Leasehold: 125 year lease, commenced in 2004  
No monthly management charge  
Freehold: Bath and North East Somerset Council  
No sinking fund

