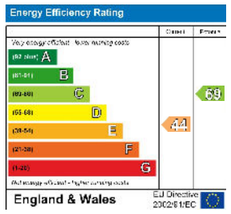
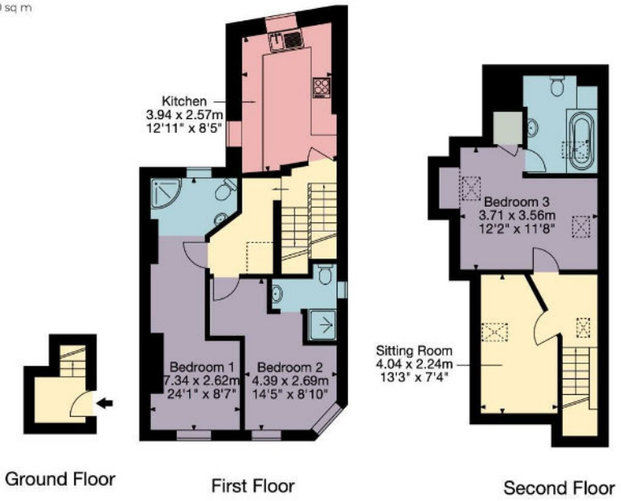


4a Cork Place Bath BA1 3BB
Approx. Gross Internal Area
Main House - 968 sq ft - 90 sq m



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

BRITISH PROPERTY AWARDS 2017 – GOLD WINNER – ESTATE AGENT IN SOUTH WEST - SOMERSET
BRITISH PROPERTY AWARDS 2018 – GOLD WINNER – ESTATE AGENT IN BATH
BRITISH PROPERTY AWARDS 2018-2019 – BRONZE WINNER – LETTING AGENT IN SOUTH WEST - SOMERSET

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

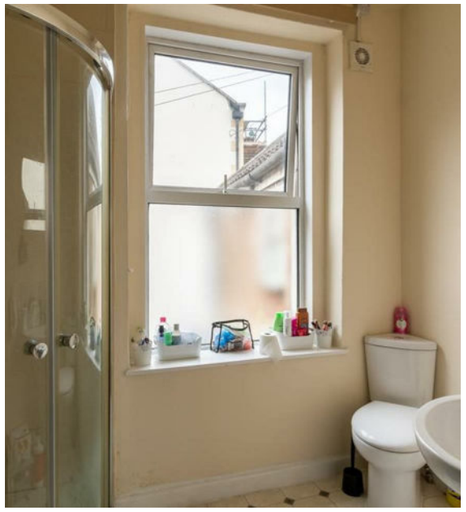
FOR SALE

CORK PLACE, BATH
BA1 3BB

GUIDE PRICE £360,000

3 BEDROOM FLAT/APARTMENT

- Licensed and managed 3 bedroom HMO
- 3 bedrooms all with their own ensuite facilities, kitchen, living room
- Leasehold
- Currently achieving £1590pcm, rising to £1669 pcm from August 2022, a current yield of 5.1% plus
- Currently let until July 2023
- Council tax band B

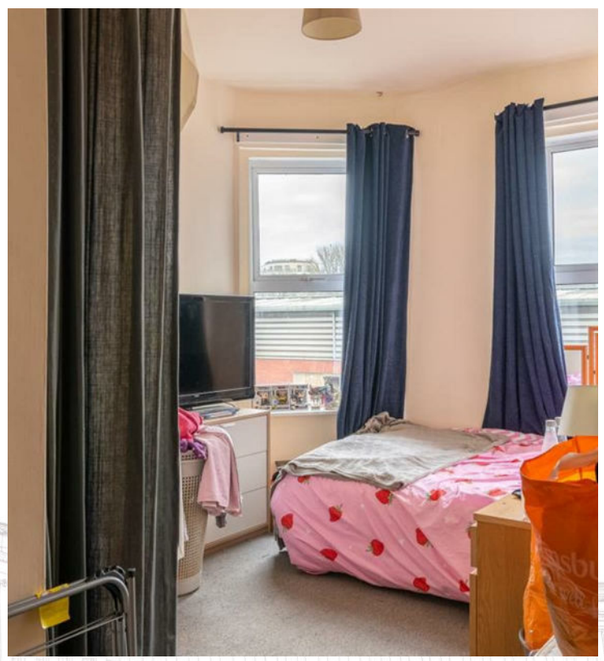


DESCRIPTION

A licensed three-bedroom, three bathroom HMO property, currently let until the end of July for £1590 pcm - tenancy agreed from August 2022 til July 2023 for £1668pcm. The property currently yields at 5.15%, rising to 5.4%, achieving £1590 PCM. The property is an ideal option for students looking for their own bathrooms, the property also benefits from a living room and a well equipped kitchen.

LOCATION

Excellent local amenities with a nearby Tesco Express and variety of shops in Chelsea Road. Within a easy level walk of the city centre.

TENURE

125 year lease