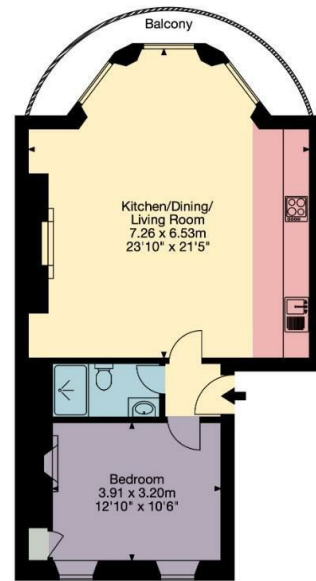


Flat 3, 18 Kensington Place, Bath BA1 6AP
 Approx. Gross Internal Area
 Total Area - 61 sq m / 660 sq ft



- 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.

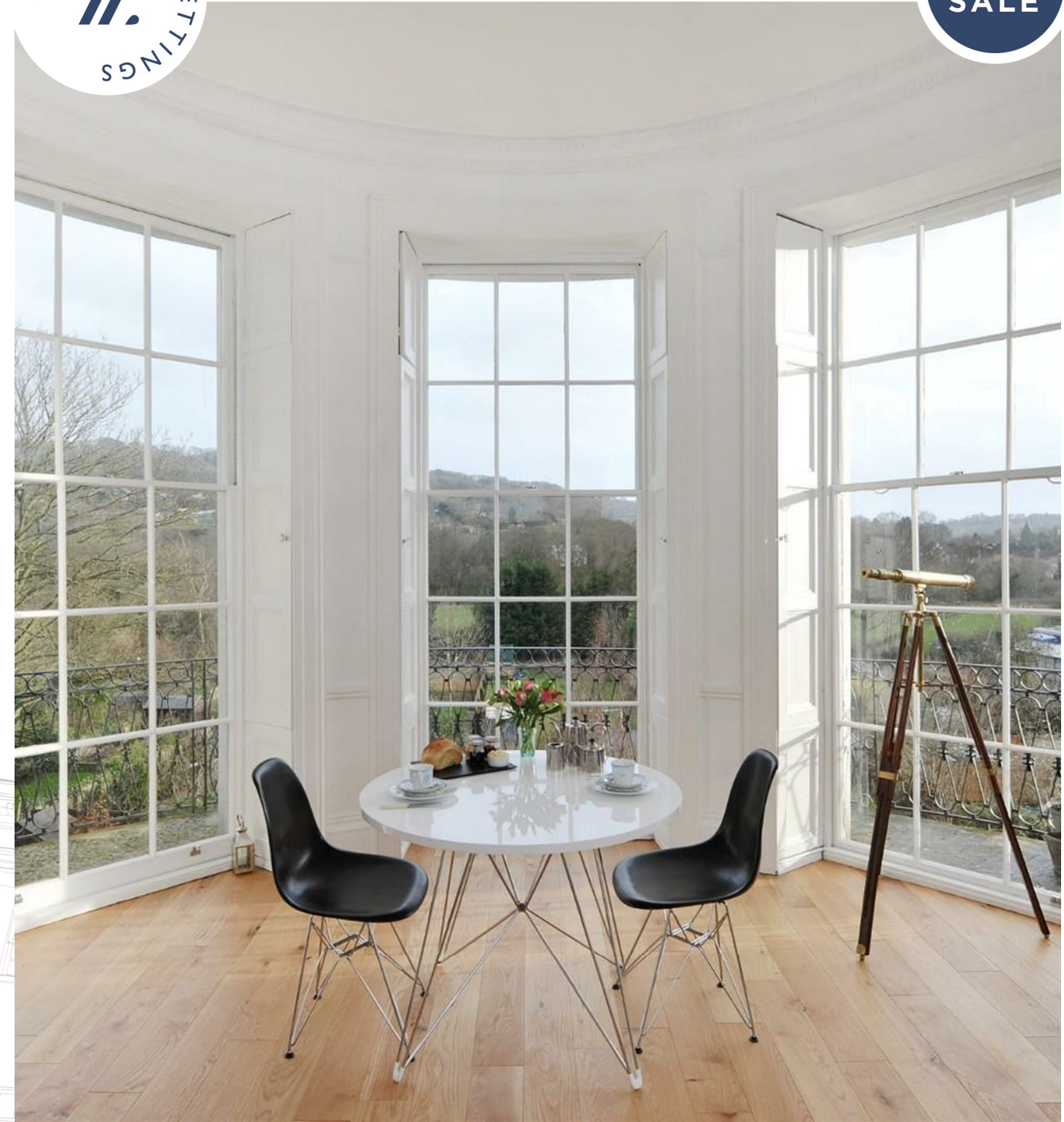
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

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



**KENSINGTON PLACE, BATH
 BA1 6AP**

**GUIDE PRICE
 £350,000**

1 BEDROOM APARTMENT - FIRST FLOOR

- Stunning example of a Grade II Listed first floor apartment
- Floor to ceiling bow fronted window opening onto south facing balcony
- Period features throughout, no onward chain
- Open plan Living/dining/kitchen
- Luxury shower room and double bedroom
- Council tax band C, Grade II listed, Leasehold.



DESCRIPTION

A spectacular first floor apartment forming part of a distinguished Grade II Listed building, positioned within the impressive terrace that is Kensington Place on the East side of Bath. Off the well-kept communal entrance hall, on the first floor you enter Flat 3 a delightful light and airy one bedroom apartment retaining many of its period features. Into the bay fronted open plan living/kitchen/dining you have full length sash windows with working shutters opening onto the south facing balcony with far reaching rural views over Kensington meadows, a charming period fireplace, wood floor and modern fitted kitchen, luxury shower room with a contemporary vanity unit and large walk in shower, bright double bedroom with another striking fireplace, 2 large sash windows fitted with secondary double glazing and a generous mezzanine level which is ideal for storage. No onward chain.

LARKHALL

Kensington Place, only a short walk to Larkhall, offering frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away. Level walk from Kensington Place into Walcot street, city center, bus station and train station.

TENURE

Leasehold, share of freehold. Management company - 18 Kensington Place Management Ltd. £100 pcm Management charge. 999years commenced in 1990. Subject to change.