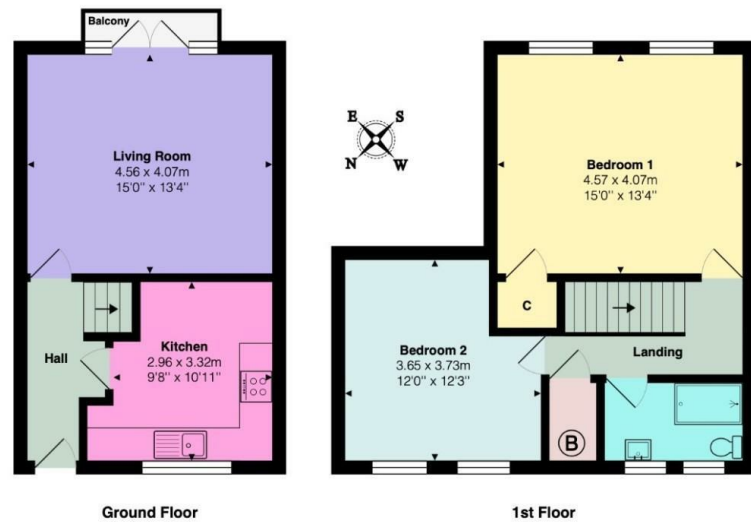


42 Saffron Court, Bath, BA1 6DF



Total Area: 79.4 m<sup>2</sup> ... 855 ft<sup>2</sup> (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.meyerenergy.co.uk](http://www.meyerenergy.co.uk)

**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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**SNOW HILL, BATH  
BA1 6DF**

**GUIDE PRICE  
£215,000**

**2 BEDROOM MAISONETTE**

- Modern and light upper maisonette
- Spacious kitchen
- Residents parking area included
- Two good sized double bedrooms
- Stunning views across Bath's valley
- Council tax band A, EPC C, Leasehold



**DESCRIPTION**

A lovely two bedroom upper maisonette in the popular Saffron Court area. The property has been renovated to a good standard, giving the apartment a modern feel. There is a lovely light, spacious kitchen/breakfast room with ample storage and a great sized living room, with far reaching views over Bath. The property offers two double bedrooms and a recently redecorated shower room. Residents parking is included with the property. This property makes a great investment opportunity. Brand new grey zinc roof in 2020

'Designed by architects Snailum, Huggins and Lefevre, work on Snow Hill began in 1952 and in 1956 the first two blocks to be completed, Dover House and Walcot House, won the architects a Royal Institute of British Architects award.'

**LOCATION**

The property is within easy walking distance of the City Centre and Bath Spa Train Station

which offers high speed trains to the rail network including London Paddington (approximately 90 minutes). Local shops can be found nearby in Larkhall village. Larkhall offers an excellent array of local amenities which include a good state primary and senior school, a doctors, dental practice and chemist, supermarket, an award-winning deli, greengrocers, butchers and more. There is also a local theatre and an active community centre. The World Heritage City of Bath is within a one mile walk and offers a wonderful array of chain and independent shopping, a fine selection of restaurants cafes and wine bars and many well respected cultural activities. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, and many excellent state and independent schools are within easy reach.

**TENURE**

Leasehold, 125 years commenced in 1987  
Freeholders/management company - Curo

