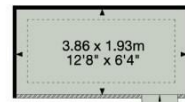


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Flat 4, 16, Kensington Place, Bath BA1 6AP
 Approx. Gross Internal Area
 Total Area - 69 sq m / 743 sq ft

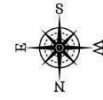


First Floor



Mezzanine

- 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.

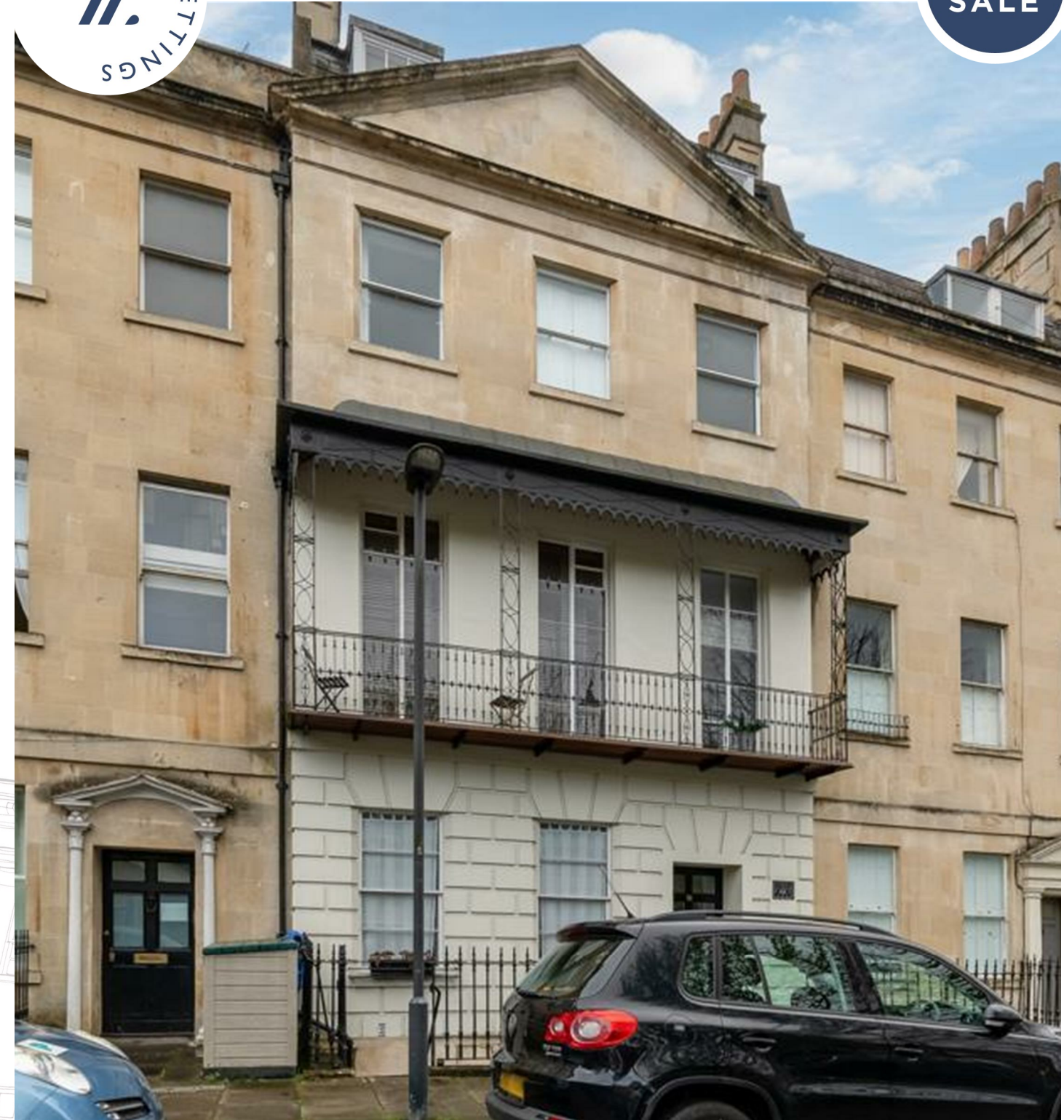
ZEST ESTATE AGENTS

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 BATH
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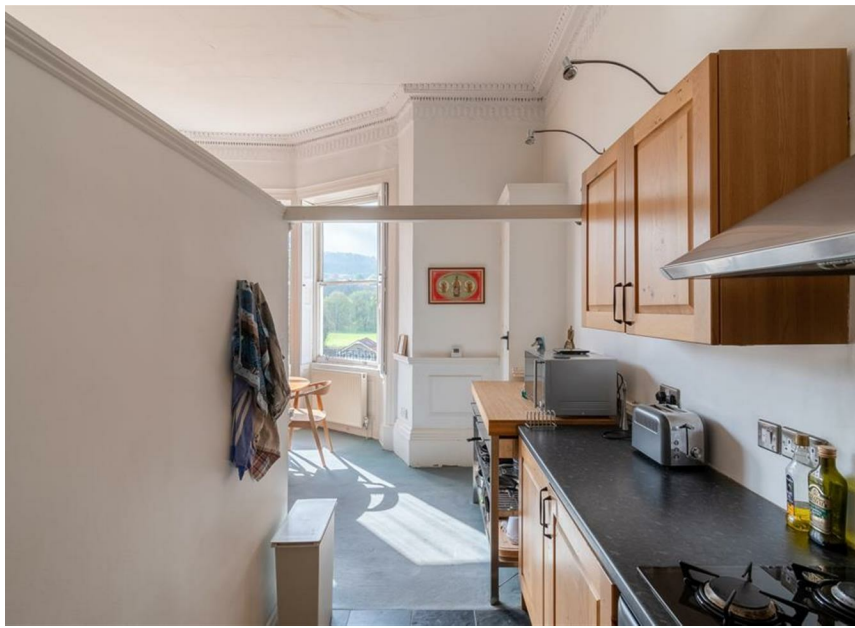


**KENSINGTON PLACE, BATH
 BA1 6AP**

**OFFERS IN EXCESS OF
 £300,000**

1 BEDROOM APARTMENT

- Stunning example of a Georgian Grade II Listed first floor apartment
- Front facing balcony through two sets of French doors off the bedroom
- No onward chain
- Double bedroom, bathroom, large living space and separated kitchen
- South facing living room bay windows with far reaching views
- Council tax band C, EPC C, Share of freehold



DESCRIPTION

A wonderfully presented Georgian first floor flat in Kensington Place forming part of a distinguished Grade II Listed building. The property boasts a lovely light and spacious living space with three bay windows with working shutters and south facing views over Kensington Meadows, feature fireplace with marble surround, ceiling rose with chandelier and intricate corning, separated kitchen area, a good sized double bedroom with two sets of French doors onto the balcony, corning and ceiling rose, mezzanine storage area. Bathroom with bath and overhead shower.

LARKHALL

Kensington Place is an approximate 15 minute level walk to the city centre. The amenities in nearby 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.

TENURE

999 year lease, commenced 1990
Share of freehold - 16 Kensington Place (Bath) Management Ltd
Management charge £120 pcm, no ground rent.
Subject to change.

