



Total Area: 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness  
www.epcassessments.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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**CLEVELAND TERRACE, BATH  
BA1 5DF**

**GUIDE PRICE  
£150,000**

**1 BEDROOM FLAT**

- One bedroom flat on the second floor of a Grade II Listed building
- In need of complete modernisation
- Kitchen, living space, large bedroom and separate bathroom
- Council tax band A, leasehold



A one bedroom flat situated close to the city centre. The property is in need of extensive modernisation and would make a great investment. The property comprises kitchen, living room, large bedroom and a bathroom. Beautiful south facing views to the rear.

#### CITY CENTRE

Bath's compact centre is overflowing with places to eat and drink, plus some of the finest independent shops in Britain, making it an ideal place to live. Immerse yourself in Bath's remarkable collection of museums and galleries, and enjoy year-round festivals, theatre, music and sports. The Rec is home to Bath Rugby and located next to the weir and famous Pulteney Bridge. Transport links are straightforward, trains run to London

Paddington every 30 minutes with the journey time taking approximately 1 hour and 15 minutes. Trains also run regularly to Bristol and destinations further west.

#### TENURE

Leasehold commenced 1987 for 999 years  
Freeholders - Cleveland Terrace (Bath) Ltd  
Management company - HML Property Services

Management charge - £173.66pcm

Ground rent - £25pa

Subject to change

