

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-100) A		(1-10) A	
(81-90) B		(11-20) B	
(71-80) C		(21-30) C	
(61-70) D		(31-40) D	
(51-60) E		(41-50) E	
(41-50) F		(51-60) F	
(31-40) G		(61-70) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-20)		(71-80)	

England & Wales EU Directive 2002/91/EC

Flat 3, 30 Henrietta Street, Bath, BA2 6LR
Approximate Gross Internal Area = 117.8 sq m / 1267 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice 1998 and all measurements should be treated as approximate and all such are for illustrative purposes only. Not to Scale. Photography © iStock.com / iStock.com (Energy Performance Certificate) Design © iStock.com / iStock.com (EPC Room - iStock.com) Property Marketing Ltd 2022

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.

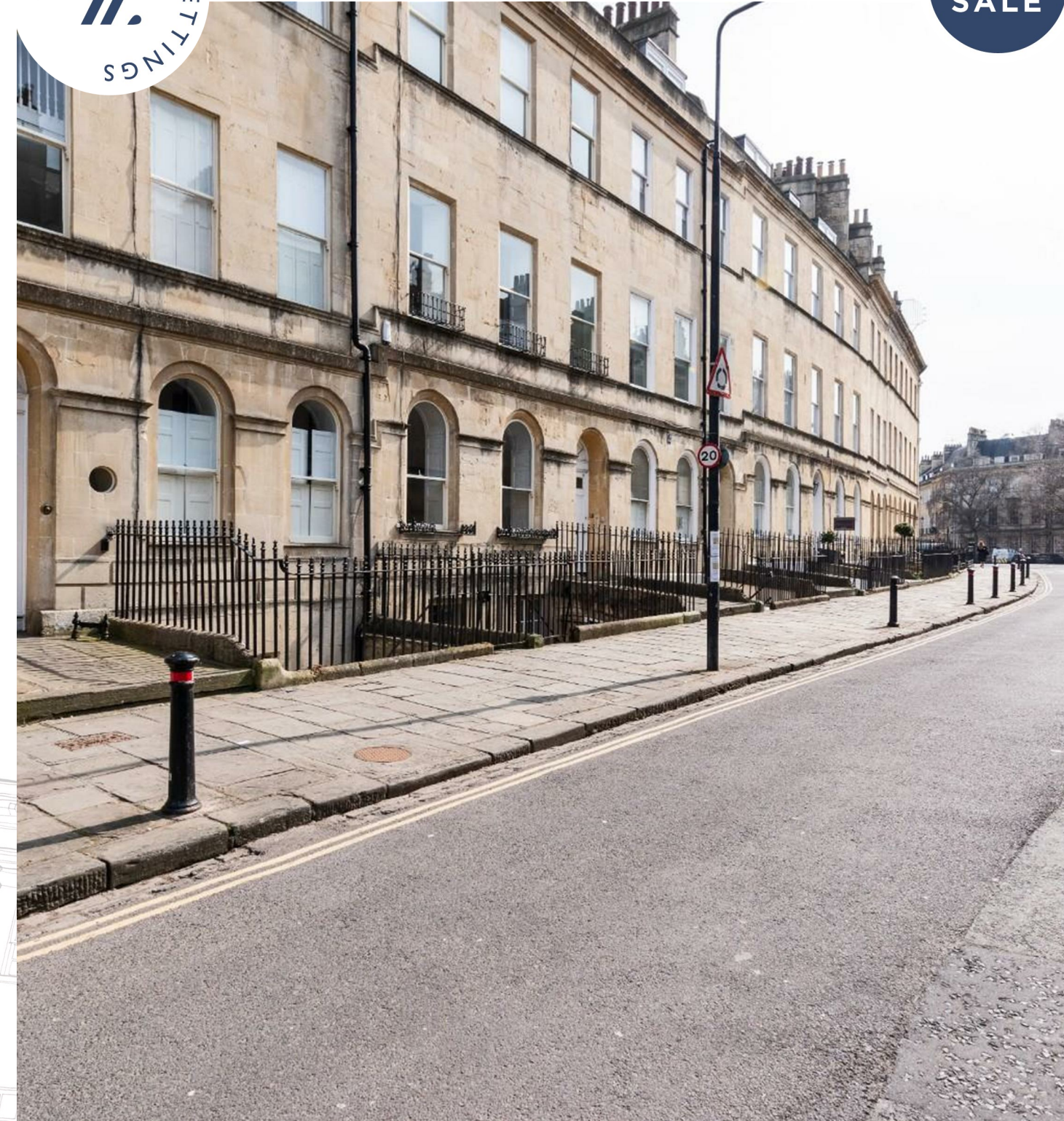
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**HENRIETTA STREET, BATH
CENTRAL BA2 6LR**

**OFFERS IN EXCESS OF
£500,000**

3 BEDROOM MAISONETTE

- An upper maisonette set in the perfect city location of Henrietta Street
- Three bedrooms and one bathroom, far reaching views
- Vacant, no onward chain
- Spacious living room, dining room/bedroom four, kitchen
- Sought after city location, nearby bus and train transport links
- Leasehold, Council tax band E, EPC E



Description
 A spacious and light upper maisonette, forming part of an impressive Grade I Listed building. The accommodation is in need of some updating but offers much potential. The accommodation comprises a spacious fitted kitchen, living room with period feature fireplace and large dining room/bedroom, upstairs there are two double bedrooms and one single bedroom and a bathroom, with lots of natural light. No onward chain.

Location
 Henrietta Street close to Bath's city centre 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 30 minutes. Trains also run regularly to Bristol and destinations further west.

Tenure
 Freeholders - 30 Henrietta Street Bath Management Ltd
 Management company - Bath Leasehold Management
 Service charge - £253pcm
 Subject to change
 85 years remaining on the lease, the lease is in the process of being extended.

