



Area: 63.3 m<sup>2</sup> ... 682 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.

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**KENSINGTON PLACE, BATH  
BA1 6AP**

**GUIDE PRICE  
£350,000**

**1 BEDROOM FLAT - GARDEN**

- Stunning example of a Grade II Listed ground floor apartment with its own private garden and terrace
- Open plan living/dining, contemporary kitchen
- South facing bay window overlooking the rear garden and Kensington Meadows
- Bathroom and spacious double bedroom with storage above
- Period features throughout, no onward chain, permit parking
- Council tax band C, EPC rating E, Share of Freehold - 60sqm





**Description**  
 A beautifully presented ground floor apartment with its own private garden, forming part of a distinguished Grade II Listed building. This delightful, light and airy apartment has retained many of its original Georgian period features, including the fireplace, ceiling rose, intricate cornicing and column radiators. There is a breathtaking spacious living/dining space with lots of natural light from a three bay sash window, featuring original shutters, and far reaching views over Kensington Meadows to the hills in the distance. A contemporary kitchen, a good sized double bedroom with built in wardrobe, cupboards and a mezzanine level ideal for storage, bathroom with bath and overhead shower. Access to the south facing terrace and garden can be gained from the living room, the upper terrace provides stunning views and steps down to the private part walled garden with areas of lawn and patio for outdoor dining. Out building. Permit parking.

**Location**  
 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 1991  
 Share of freehold - 16 Kensington Place (Bath) Management Ltd  
 Management charge £120 pcm, no ground rent.  
 Subject to change.

