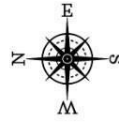
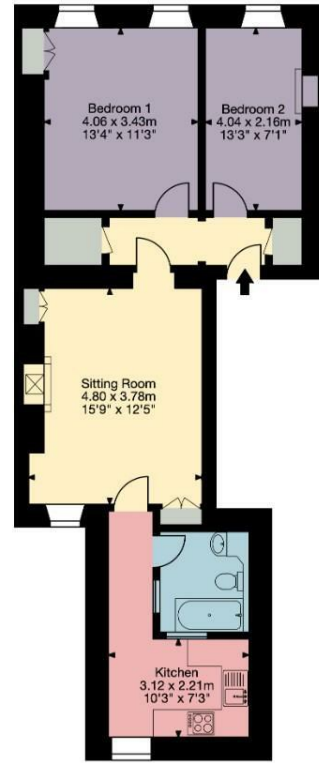


Flat 2, 9 Duke Street, Bath BA2 4AG
 Gross Internal Area (Approx.)
 67 sq m / 721 sq ft



- KEY**
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

Second Floor

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

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

T: 01225 48 10 10
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**DUKE STREET, BATH
 BA2 4AG
 2 BEDROOM FLAT**

**OFFERS IN EXCESS OF
 £360,000**

- An elegant second floor apartment, forming part of a Grade I Listed building
- Well equipped modern kitchen
- Pedestrianised street within the heart of the city centre
- Two bedrooms, bathroom
- No onward chain
- Council tax band C, Leasehold, EPC exempt, Grade I Listed



DESCRIPTION

A charming and elegant apartment situated within the popular pedestrianised Duke Street, within the heart of Bath city centre. This spacious apartment offers a delightful living room with two sash east facing windows, a modern, fully equipped kitchen and two bedrooms. Loft storage. No onward chain.

LOCATION

The property is situated in the very heart of the city, close to the River Avon, Bath Abbey, Parade Gardens, The Recreation Ground (Bath Rugby) and Bath Sports and Leisure Centre. The extensive range of local amenities on offer in the centre of Bath are within a short level walk, as is Bath Spa train station (just five minutes away on foot) with its direct line to London Paddington. A wonderful selection

of bars, cafés and restaurants plus excellent shopping can also be found 'on the doorstep'.

TENURE

999 year lease, commenced in 1986
Management company - Bath Leasehold Management
Management charge £2354 per annum
Ground Rent - £60pa
Subject to change

