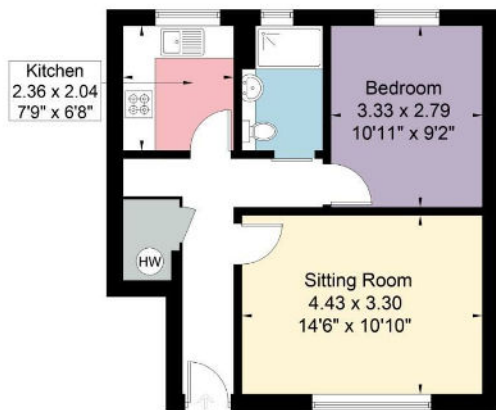


Approximate Gross Internal Area = 42.9 sq m / 461sq ft

room



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every effort has been made to ensure accuracy, all measurements should be treated as approximate and as such are for guidance only. Not to Scale. Measurements taken from floor to ceiling. Energy Performance Certificate (EPC) and Environmental Statement (ETS) available upon request.

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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GROSVENOR BRIDGE ROAD, BATH
BA1 6BH
GUIDE PRICE
£220,000

1 BEDROOM APARTMENT

- A newly refurbished one bedroom apartment
- Living room, kitchen, shower room, double bedroom and built in storage
- Riverside communal gardens
- Communal car park at rear and free on street parking
- Close to amenities in Larkhall and fabulous riverside walks and cycle routes
- Share of freehold, Council tax band B, EPC rating C



DESCRIPTION

A beautifully presented one bedroom ground floor apartment benefiting from pretty riverside communal gardens. The property comprises a spacious lounge area, newly fitted kitchen with modern appliances, a good sized double bedroom and modern shower room with rainfall shower and contemporary bathroom fittings. Additionally there is a shared car park at the rear of the property, free on street parking nearby and communal gardens overlooking the river. The property is offered with no onward chain.

LOCATION

Grosvenor Bridge Road is within walking distance to the lovely area of Larkhall, which offers frequent bus services into the City centre and is an approximate 20 minute level walk. The amenities in 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. The river Avon is a stones throw away and easy access to the canal for lovely walks and cycling opportunities. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

TENURE

Share of Freehold
Freeholders - Grosvenor Bridge Mgt Co Ltd
Management company - Grosvenor Bridge Mgt Co Ltd
Management Fee - £140 per month

