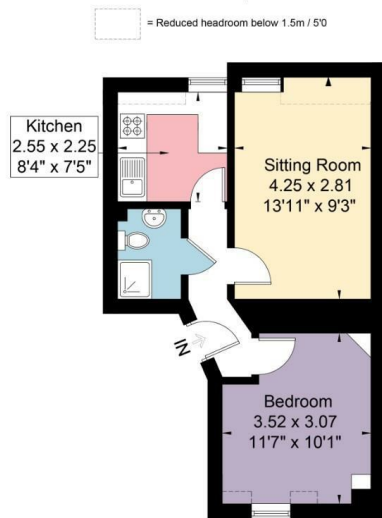


Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	(92 plus) A		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
Not energy efficient - higher running costs	G		
England & Wales		66	53
EU Directive 2002/91/EC			

Approximate Gross Internal Area = 36.1 sq m / 388 sq ft

room



These plans are prepared in accordance with the guidelines set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography (Drones) Video Tours (Floor Plans) Energy Performance Certificates (Design Print) (www.zestlovesproperty.com) © Zest - Creative Property Marketing Ltd 2018

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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**ALBION PLACE, BATH
BA1 3AD**

**GUIDE PRICE
£182,000**

1 BEDROOM FLAT/APARTMENT

- One bedroom top floor apartment in Grade II listed building
- Well equipped kitchen, living room, shower room and double bedroom
- Close to the city centre. On street permit parking
- Lovely rear riverside views
- No onward chain. In need of some modernisation
- Leasehold, EPC rating E, Council tax band A



DESCRIPTION

A beautifully presented one-bedroom apartment nestled on the top floor of a centrally located Grade II listed building, in need of some modernisation. This charming property boasts a fully equipped kitchen, a spacious separate living room, a modern shower room, and a cozy double bedroom with delightful views across Bath Riverside. Full of character and period features, the apartment offers a wonderful blend of historic charm and contemporary living. On street permit parking required. The property is offered with no onward chain.

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 - Share of freehold
999 years from 2014
Management fee: £65 pcm

LOCATION

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

