

GFF, 8 Kensington Pl, Bath, BA1 6AW
 Approximate Gross Internal Area
 Main House = 38 sq m (411 sq ft)



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 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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 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 6AW**

**GUIDE PRICE
 £190,000**

1 BEDROOM APARTMENT - STUDIO

- Spacious ground floor studio apartment
- Kitchen and bathroom with shower over bath
- Rear communal garden, no onward chain
- Grade II listed property
- On street permit parking
- Leasehold, EPC rating C, Council tax band B



DESCRIPTION

A beautifully presented, classically styled studio apartment situated on the ground floor of a charming Grade II listed Georgian townhouse. The accommodation features an entrance hall that leads to a separate front-facing kitchen and a tastefully decorated bathroom, complete with a shower over the bath. To the rear of the apartment, the spacious main living and sleeping area is bathed in natural light from three large sash windows. Original wooden window frames and a striking feature fireplace have been thoughtfully preserved, adding character and warmth to this elegant Georgian home. Built-in shelving and cupboards on either side of the fireplace provide excellent storage options. Additional benefits include free on-street parking and access to a communal rear garden. No onward chain.

LOCATION

Kensington Place offer easy access to parkland to the rear, 5 minutes walk to Morrisons. A short walk to Larkhall, offering frequent bus services into the City centre which is an approximate 20

minutes 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. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away. Level walk from Kensington Place into Walcot street, city center, bus station and train station.

TENURE

Leasehold
 999 year lease from 1988
 Management fee: £1000 per annum
 Management company: 8 Kensington Place Ltd
 Subject to change

