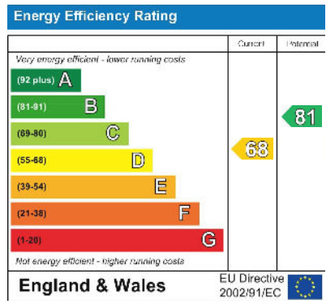
FLOOR PLAN:

Apartment C, 12 Sydney Place, Bath BA2 6NF
Gross Internal Area (Approx.)
Total Area = 968 sq ft - 90 sq m

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

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

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.

12, Sydney Place, Bath, BA2 6NF

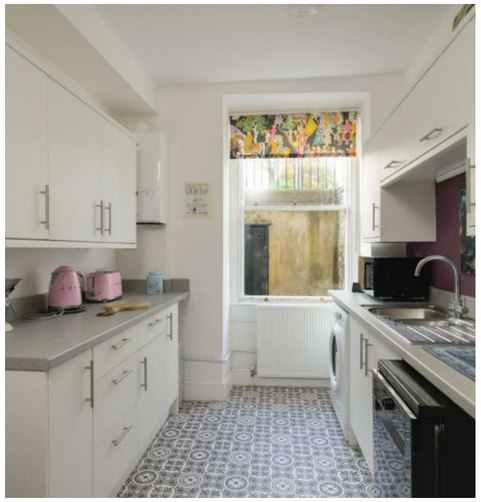
2 Bedroom Apartment

Guide price £375,000

- Beautiful Grade I Listed Georgian Courtyard Apartment, built in 1780
- Prestigious Location A Level Walk Into The City Centre
- Beautifully Presented Throughout & Offered To The Market With No Onward Chain
- Spacious Living Accommodation, Two Double Bedrooms & Sleek Bathroom
- Private Gated Parking Space & Courtyard
- Leasehold, EPC Rating D, Council Tax Band C

DETAILS

A stunning two bedroom lower ground floor apartment set in a Grade I listed Georgian building, offering gated allocated off street parking and no onward chain.



DESCRIPTION
A beautifully presented Grade I lower-ground floor apartment located in the desirable Bathwick area of central Bath. This charming home features a spacious living and dining room showcasing stunning period details. The separate kitchen is bright and airy, complete with modern appliances. There are two well-proportioned double bedrooms, both enhanced by additional period character. One bedroom incorporates the original vaults and enjoys direct access to a small courtyard garden. A contemporary bathroom with a shower over the bath completes the accommodation. To the rear, the property benefits from an allocated parking space within a communal gated car park. Offered with no onward chain.

LOCATION
Situated on Sydney Place in the heart of the World Heritage City of Bath, this property enjoys an exceptional position overlooking the beautifully landscaped Sydney Gardens and moments from the Holburne Museum. A level walk along historic Great Pulteney Street leads directly into Bath's vibrant city centre, offering an excellent array of independent shops, cafés, restaurants and cultural attractions. Bath Spa railway station is within easy reach, providing convenient links to Bristol Temple Meads, London Paddington and beyond. This highly desirable location combines elegant Georgian surroundings with superb access to green spaces and city amenities, making it ideal for those seeking both convenience and classical Bath charm.

TENURE
Leasehold - 900 Years from 1790
Management Company - SPG
Management Charge - £200 pcm
Ground Rent - £0
Subject to change