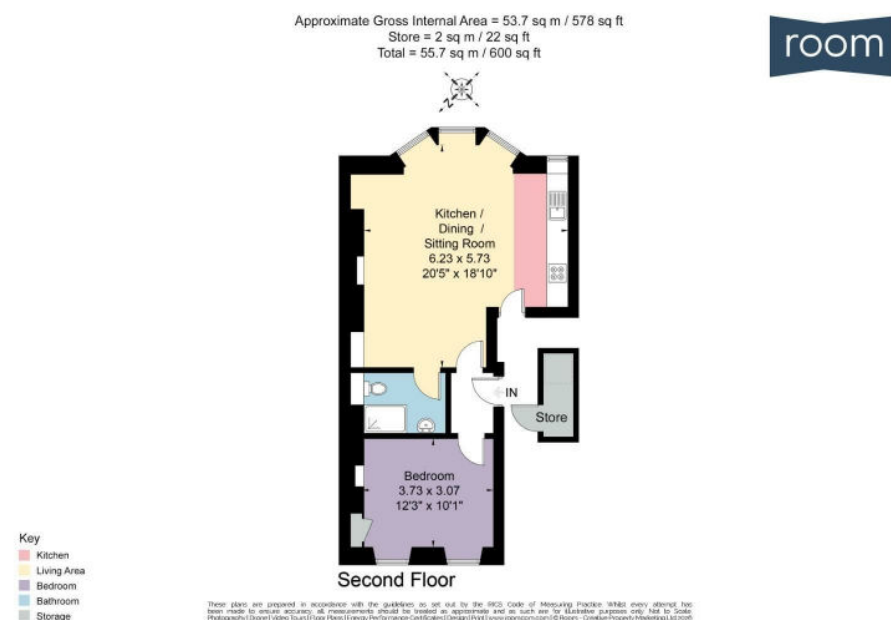


FLOOR PLAN:



EPC CHART:

ZEST PROPERTY SERVICES

1 a 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.



15, Kensington Place, Bath, BA1 6AP

1 Bedroom Apartment

Guide price  
£285,000

- Grade II Listed refurbished apartment
- Open plan living/dining/kitchen, south facing with stunning views
- Bedroom with built in storage and modern bathroom
- Within a level walk of the city centre and Larkhall village
- Close to the village of Larkhall and canal
- Leasehold. EPC rating C. Council tax band B.

DETAILS

A beautifully presented, refurbished apartment, forming part of an elegant Grade II Listed building. Living/dining/kitchen, bedroom, bathroom. Southerly far reaching views.



#### DESCRIPTION

An elegant and beautifully presented second-floor apartment, set within a highly sought-after Grade II listed terrace on Kensington Place. This spacious and light-filled home has been sympathetically refurbished and features a well-equipped contemporary kitchen forming part of an open-plan living and dining area. The living space is enhanced by a south-facing bay window, offering stunning views.

The apartment further benefits from a modern bathroom and a double bedroom with built-in storage. Additional advantages include

on-street permit parking and no onward chain.

#### LOCATION

Kensington Place is ideally positioned just a short walk from Larkhall village and moments from the London Road, which offers frequent buses and a 20-minute level walk into Bath city centre. Bath's train and bus stations are easily accessible by bus, bike or foot. Directly behind the terrace is Kensington Meadows, a large open green space with a footbridge leading to the Kennet & Avon Canal, offering picturesque towpath walks east to Bathampton and Bradford-on-Avon, or west to Sydney Gardens, The

Holburne Museum and the city centre.

Larkhall provides excellent local amenities, including a butcher, deli, Co-op, cafés, pubs, independent shops and the Rondo Theatre. Alice Park, with its café and tennis courts, is just a five-minute walk away.

#### TENURE

999 year lease  
Details TBC