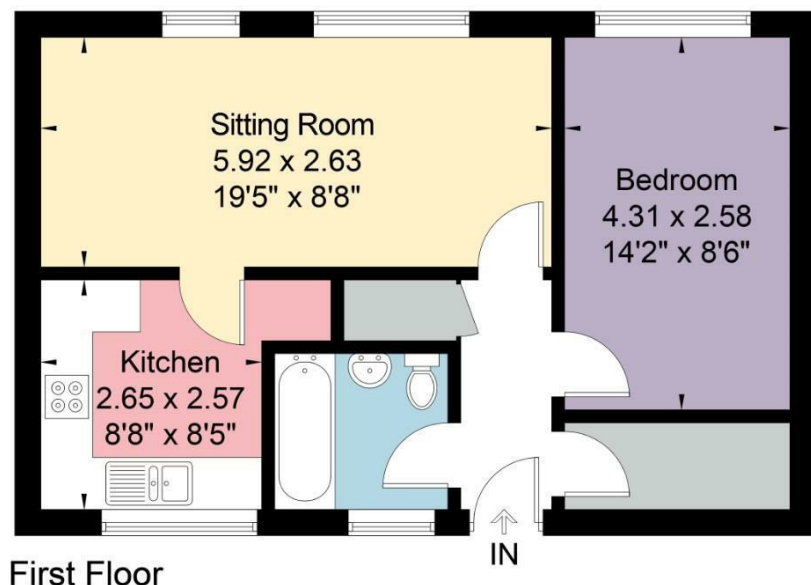


Approximate Gross Internal Area = 47.2 sq m / 508 sq ft



FLOOR PLAN:

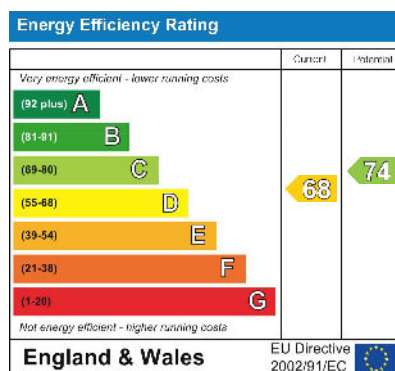


First Floor

- Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

These plans are prepared in accordance with the guidelines as 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 | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025

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.



14, Spring Lane, Bath, BA1 6NY

1 Bedroom Flat - Purpose Built

Guide price  
£200,000

DETAILS

One bedroom apartment with its own private entrance, within the popular area of Larkhall.

- Quietly positioned one bedroom apartment with no onward chain
- Bedroom, kitchen, living room, bathroom.
- Communal gardens, on street parking
- EPC rating D. Leasehold. Council tax band A.



A bright and spacious first-floor apartment featuring a south-west facing living room, fitted kitchen, generous double bedroom, and bathroom. While the property would benefit from some modernisation, it presents an excellent opportunity for first-time buyers or investors alike. Additional benefits include a communal store, well-maintained gardens, on-street parking, and no onward chain.

#### LOCATION

Spring Lane is perfectly placed for local schools and shops. Larkhall offers 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.

#### TENURE

125 year lease, commenced in 1987.  
Freeholder: Curo

Management charge: £55pcm  
Pets are allowed.  
Subject to change.