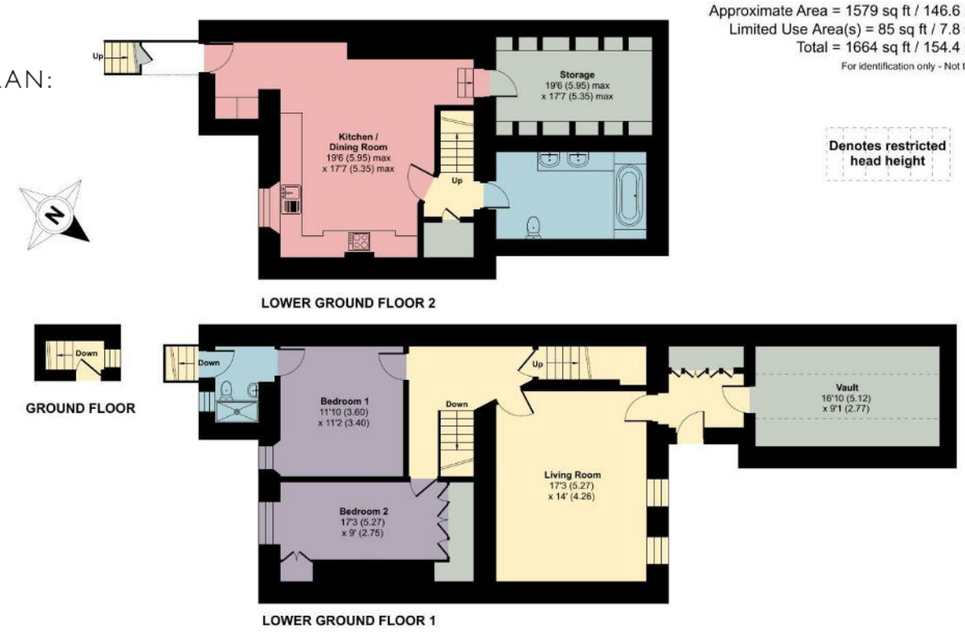
FLOOR PLAN:

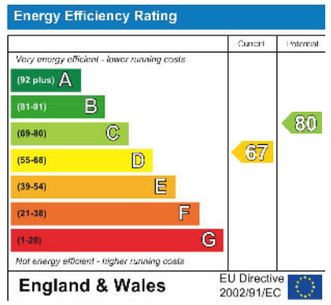
Kensington Place, Bath, BA1

Approximate Area = 1579 sq ft / 146.6 sq m
Limited Use Area(s) = 85 sq ft / 7.8 sq m
Total = 1664 sq ft / 154.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1478402

EPC CHART:



ZEST PROPERTY SERVICES

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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.

20, Kensington Place, Bath, BA1 6AP

2 Bedroom Maisonette - Garden

Offers in excess of £600,000

- An impressive Grade II listed, two bedroom garden maisonette
- Spacious kitchen/diner, family bathroom on lower ground floor
- Off street parking at rear
- Large living room with original features, vaulted room and two bedrooms
- Pretty courtyard and further south facing garden
- Share of Freehold, EPC rating D, Council tax band C

DETAILS

A stunning two bedroom garden maisonette, within easy reach of Bath city centre. Large south facing garden and off road parking.

DESCRIPTION
This impressive Grade II listed garden maisonette is ideally located within easy walking distance of Bath city centre, offering a wonderful blend of period character and generous living space. Accessed via the front steps, the property opens into a spacious living room featuring original flagstone flooring and beautiful exposed Bath stone walls, creating a warm and inviting atmosphere. The maisonette offers two bedrooms and a unique vaulted room, a generous principal bedroom with an en-suite shower room, and a versatile third room that would make an ideal home office, guest bedroom or nursery. On the lower level, you'll find a stylish family bathroom complete with a large bath and double vanity sinks, alongside a spacious kitchen/dining room with ample storage. French doors provide seamless access to the beautifully maintained rear courtyard and the exceptional south-facing garden. A true highlight of the property, the private garden is a rare find so close to the city centre. Enjoying a sunny south-facing aspect, it provides a peaceful outdoor retreat that's perfect for relaxing or entertaining. Beyond the garden, off-street parking adds further convenience and enhances the property's appeal.

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
Leasehold - Share of Freehold
999 years commencing 1991
Management Company: HML