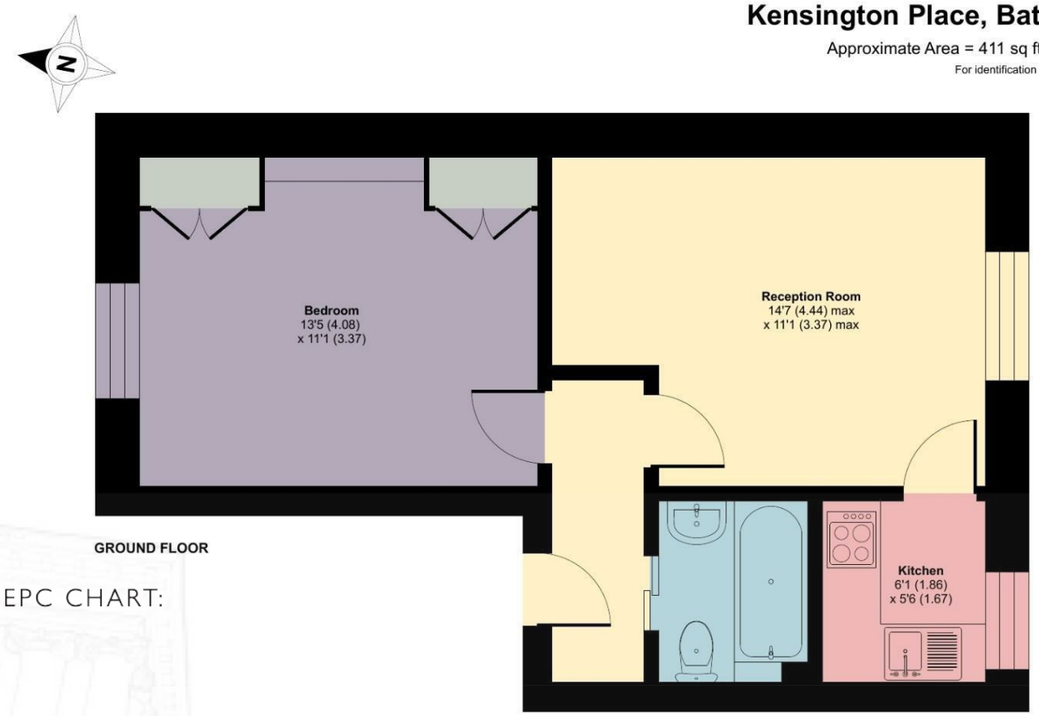
FLOOR PLAN:

Kensington Place, Bath, BA1

Approximate Area = 411 sq ft / 38.1 sq m

For identification only - Not to scale



GROUND FLOOR

EPC CHART:

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: 1478272

ZEST PROPERTY SERVICES

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Bath
Ba1 6pt

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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.

1, Kensington Place, Bath, BA1 6AW

£225,000

1 Bedroom Apartment

- Grade II Listed Georgian Apartment
- Sleek Kitchen & Bathroom
- No Onward Chain
- Light & Airy Living Room
- Double Bedroom
- Council Tax Band B, Leasehold

DETAILS

A well proportioned Grade II listed one double bedroom Georgian apartment offered to the market with No Onward Chain. Situated in a popular location within striking distance of Bath City Centre and Larkhall.

DESCRIPTION
You enter the property on the ground floor into a communal hallway which leads to the apartment. Once inside there is a hallway which provides access to the living room, bedroom and bathroom as well as having plumbing for the washer dryer. The living room is to the rear of the property and benefits from high ceilings and views out to the gardens at the rear, This well proportioned room leads into the sleek kitchen which has a range of wall and base units, electric hob and oven and houses the boiler.

To the front of the property is a good size double bedroom with two built in wardrobes and a window to the front. The accommodation is completed by the bathroom which boasts a fitted white suite comprising of a panelled bath with shower over, wash hand basin and w.c.

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 commenced 1981
Leasehold - with a share of the freehold
Management company - Apartment owners own the management company
Management charge - £1200pa,
Ground rent £0.
Subject to change