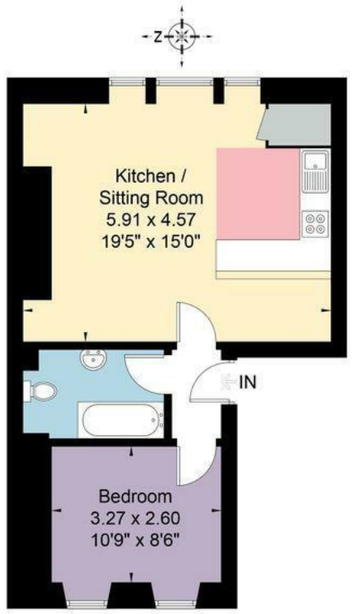
FLOOR PLAN:

Approximate Gross Internal Area = 41.4 sq m / 446 sq ft

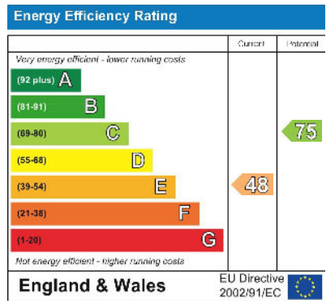


First Floor

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 2026

EPC CHART:



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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.



26, Paragon, Bath, BA1 5LY

1 Bedroom Apartment

Guide price £190,000

- A Grade II Listed Georgian First Floor Apartment
- Open Plan Kitchen/Living Dining Room
- On Street Resident Parking
- City Centre Location With No Onward Chain
- Double Bedroom & Three Piece Bathroom
- Leasehold, EPC Rating E, Council Tax Band B

DETAILS

A one double bedroom first floor apartment forming part of a magnificent Georgian Grade II Listed Building. The property boasts light and airy accommodation perfect for first time buyers or for investment with rental potential of £1,350pcm. No onward chain.









DESCRIPTION
A centrally positioned one bedroom apartment forming part of a Georgian Grade II Listed charming town house. The accommodation offers a well proportioned open plan living room with kitchen area and views to the rear. To the front of the property is a double bedroom and well appointed three piece bathroom comprising of a panelled bath with shower over, w.c and wash hand basin. This also offers a resident parking permit.

LOCATION
Bath city centre offers an exceptional blend of historic charm, cultural appeal and modern convenience. Set within the city's renowned Georgian streetscape, residents are ideally placed for an array of independent shops, cafés, restaurants and galleries, alongside celebrated landmarks and green open spaces. The city's compact centre is highly walkable, with excellent transport links providing easy access to Bristol and surrounding areas. With its distinctive architecture, vibrant atmosphere and wealth of amenities all close at hand, Bath city centre remains a highly desirable location for both homeowners and investors.

TENURE
Leasehold with 173 years remaining
Management Company: Curo
Service Charge: £1,100 per annum approximately
Ground Rent: £10 per annum approximately



