

Courtyard Apartment, Beaufort East, Bath, BA1 6QD

allen & harris

welcome to

Courtyard Apartment, Beaufort East, Bath

Allen&Harris Larkhall Office are delighted to bring to market this one bedroom courtyard apartment set in a Georgian Grade II listed building. No onward chain!



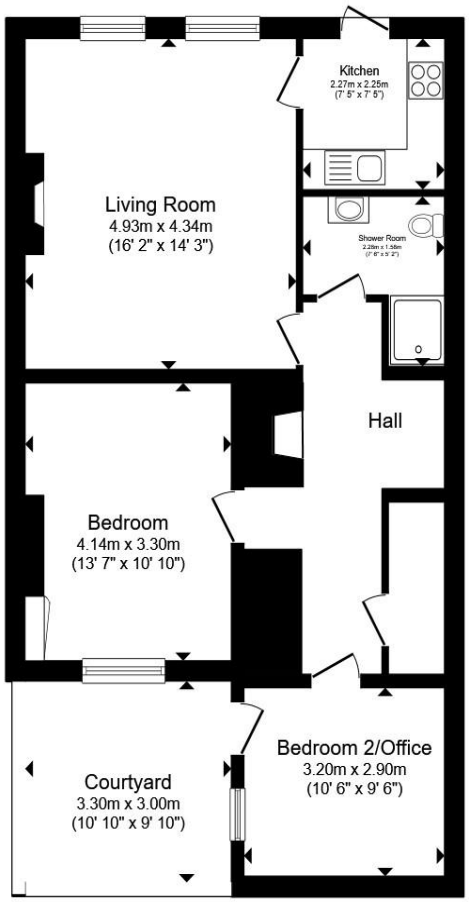












Basement

Total floor area 72.5 m² (780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

allen & harris

A charming Georgian courtyard apartment in the heart of Larkhall. Situated within an attractive Georgian townhouse on Beaufort East, in the ever popular area of Larkhall, this charming one-bedroom courtyard apartment offers a wonderful opportunity to enjoy the character and convenience of one of Bath's most desirable neighbourhoods.

One of the property's particular attractions is its setting. Beaufort East enjoys a lovely outlook towards the small but very lovely Georgian park opposite, providing an attractive open aspect, whilst the surrounding streets retain much of the character and charm of the Georgian era, which this part of Bath is so well regarded.

Larkhall village is a short walk away, offering an excellent selection of independent shops, cafes, restaurants and everyday amenities, with Bath city centre also being easily accessible. Offered with No Chain.

welcome to

Courtyard Apartment, Beaufort East, Bath

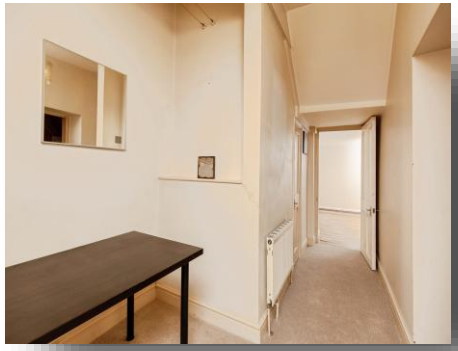
- One Bedroom Courtyard Apartment Set In A Grade II Listed Townhouse
- Living Room, Sep Kitchen & Bathroom
- Double Bedroom Plus Office (Or Bedroom 2)
- Beaufort East - Fantastic Location - Opposite a Georgian Small Park
- Courtyards To Both Front & Rear (Private Gated Access To The Front)

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105960

The Property Ombudsman

Property Ref:
LAR105960 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

01225 482244

BathLarkhall@allenandharris.co.uk

1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA

allenandharris.co.uk