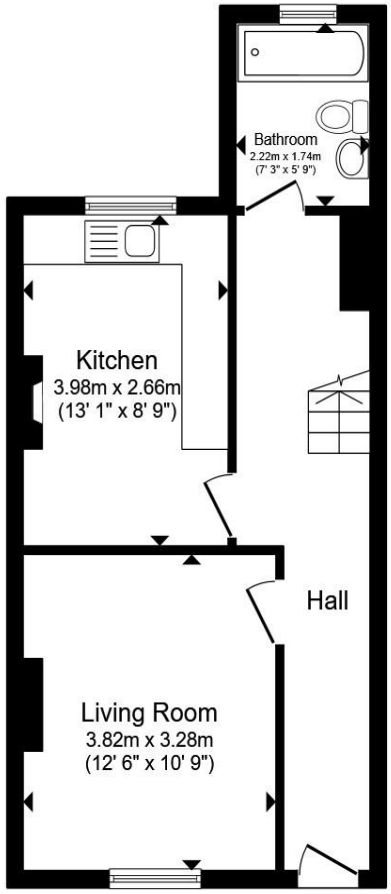
Maisonette St. Georges Buildings, Bath BA1 3AB

allen & harris

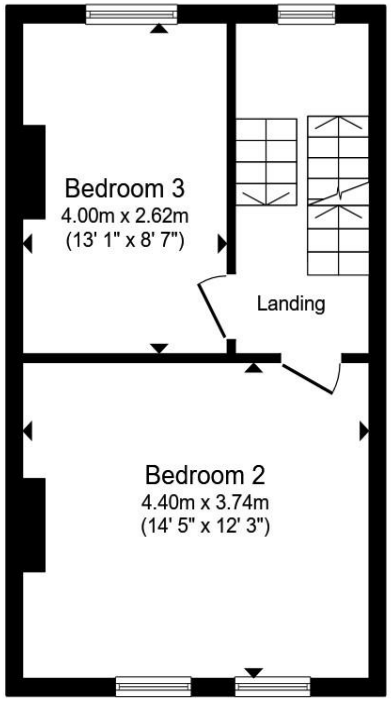
welcome to

Maisonette St. Georges Buildings, Bath

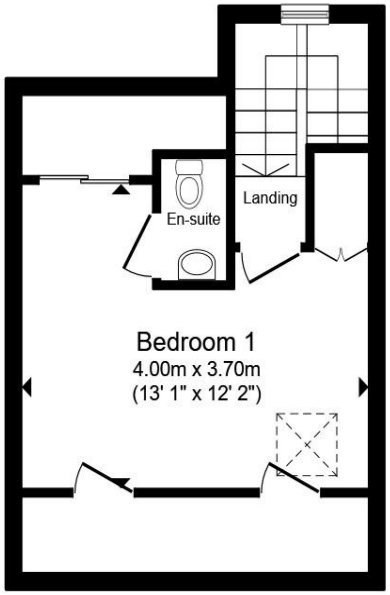
This exceptional three bedroom early Victorian, Georgian style home or holiday let is ideally positioned on the west side of Bath city centre, just a five minute walk from Victoria Park and the Royal Crescent. Arranged over three floors, the property offers generous storage throughout.



Ground Floor



First Floor



Second Floor

Total floor area 96.4 m² (1,037 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

Ground Floor

Living Room

Kitchen

Under Stair Storage

Bathroom

First Floor

Bedroom Two

Bedroom Three

Second Floor

Bedroom One

En-Suite

welcome to

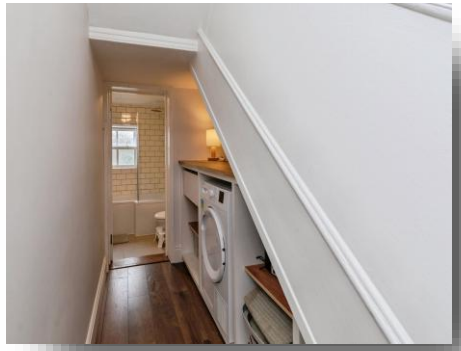
Maisonette St. Georges Buildings, Bath

- Three Double Bedrooms
- Combination boiler
- Ample storage throughout
- Family Bathroom plus extra WC
- Within Bath City Centre

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110598

The Property Ombudsman

Property Ref:
BAT110598 - 0005

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

01225 425111

Bath@allenandharris.co.uk

7 Princes Buildings, BATH, Avon, BA1 2ED

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.