



Hampton Hall, Warminster Road, Bath, BA2 6SQ

welcome to

Hampton Hall, Warminster Road, Bath

PUBLIC NOTICE: Flat 1 Hampton Hall, Warminster Road, Bath, BA2 6SQ

We are acting in the sale of the above property and have received an offer of £350,000.00

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating D





Entrance Hall

Cloakroom

Living Room

15' 6" max x 20' 11" max (4.72m max x 6.38m max)

Kitchen

8' 1" x 11' 9" (2.46m x 3.58m)

Inner Hallway

Bedroom 1

11' 7" x 12' 7" (3.53m x 3.84m)

Bedroom 2

8' x 12' 3" max into recess (2.44m x 3.73m max into recess)

Bathroom

Outside

Garden

Outbuilding

16' 2" x 12' 10" (4.93m x 3.91m)

Garage

9' 9" max x 18' 5" (2.97m max x 5.61m)

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Offering no onward chain
- Ripe for renovation
- Large two bedroom apartment
- Approx. 96 sq. m./1032 sq. ft. in size
- Beautiful gardens with views across Bath

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 07 Feb 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105406



Property Ref:
LAR105406 - 0019

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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