



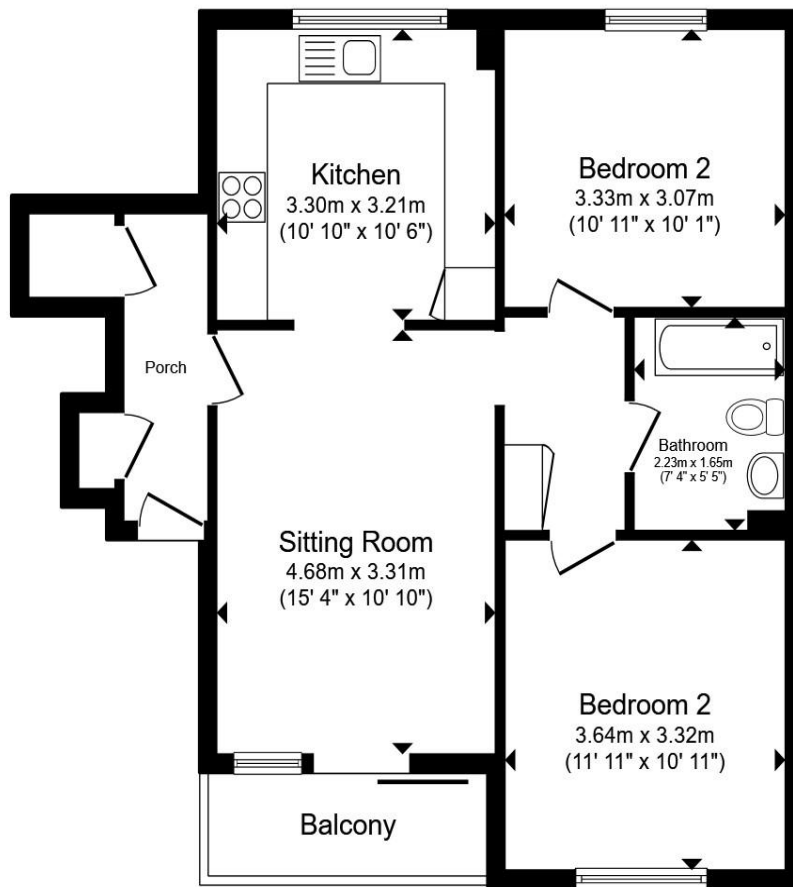
Jesse Hughes Court, Bath, BA1 7BE

welcome to

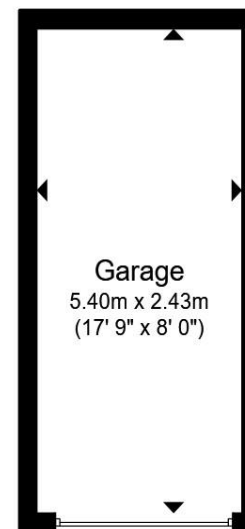
Jesse Hughes Court, Bath

Located just off Larkhall village is this stylish and modern two bedroom flat. Positioned on the upper floor with light and airy rooms, this property offers ease and flexibility having been recently renovated by the current owners.





Floor Plan



Garage

Total floor area 63 m² (678.1 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



Beautifully presented and well maintained, this attractive property is perfect for a wide range of buyers, from first-time buyers and downsizers to investors seeking a ready-to-move-into home.

Step through the welcoming entrance hall, where handy storage cupboards provide practical space, before entering the bright and airy living area that flows seamlessly into the dining and kitchen space. Large windows flood the home with natural light, creating a warm and sociable atmosphere, while also offering access to the balcony, thoughtfully transformed into a delightful outdoor retreat.

An inner hallway leads to two generously sized double bedrooms and a stylish main bathroom. Throughout, the property has been finished in a tasteful, contemporary style, providing a fantastic blank canvas for a new owner to add their own personality and make it truly their own.

Further benefits include a separate garage, conveniently located in a nearby block just around the corner from the building, and a generous loft space spanning the area of the flat. The property also enjoys a fantastic position within easy walking distance to Alice Park, Kensington Meadows, and the recreation ground in Larkhall.

Combining comfort, convenience, and a wonderful community feel, this flat is ideally situated close to local amenities, highly regarded schools, and excellent transport links, making it an excellent opportunity to enjoy life in this sought-after location.

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.

welcome to

Jesse Hughes Court, Bath

- Two versatile bedrooms
- Immaculate throughout
- Private balcony
- Single garage in separate block
- Communal parking to the street

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1750.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105877



Property Ref:
LAR105877 - 0006

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.

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