

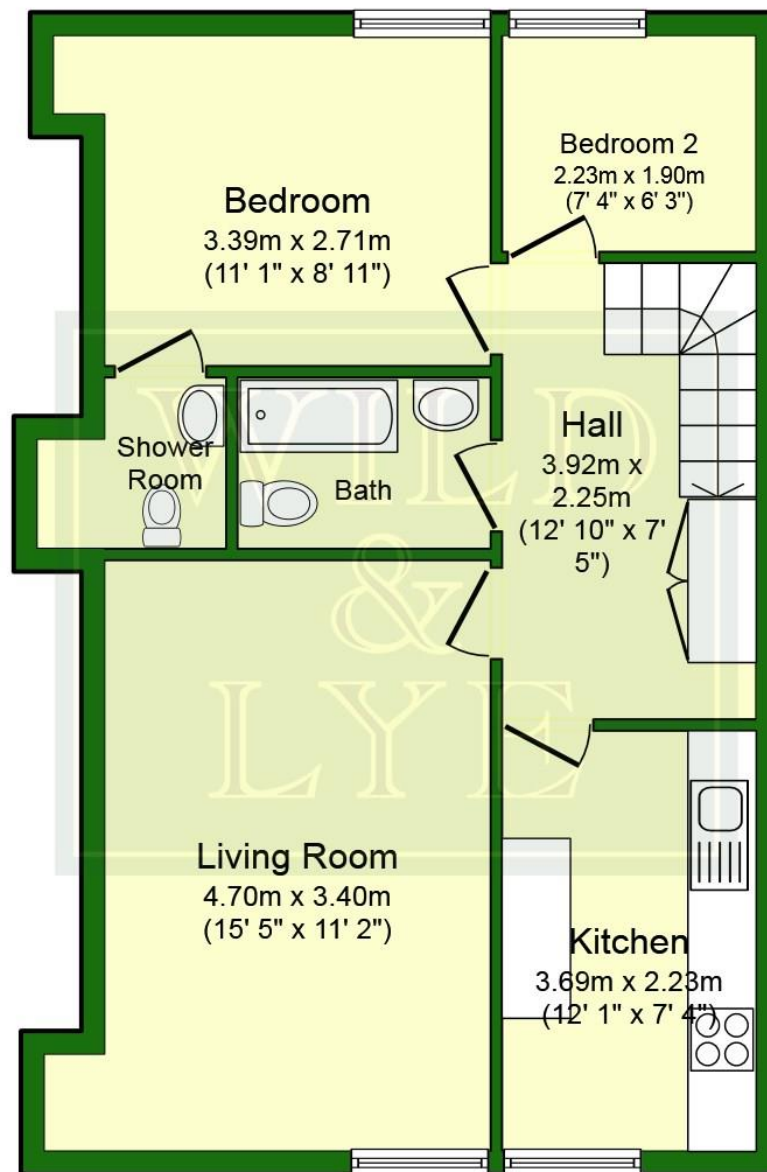


Edward Street, Bathwick, Bath BA2 4DU

For Sale - £350,000

Sumptuously appointed two bedroom apartment on the top floor of a privately owned Georgian townhouse with a view of the Recreation Ground. This is a prime central Bath location and provides the ideal setting to live and enjoy everything that Bath has to offer.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 75 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ref: 2553

Total floor area 57.0 sq. m. (614 sq. ft.) approx

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Viewing by appointment with Wild & Lye ♦ 01225 443322 ♦ www.wildandlye.com

- The apartment owners share the freehold and the building is managed by an external management agency
- Service Charge approx. £80 pcm
- Gas central heating
- Independent air conditioning units available by separate negotiation
- Kitchen with integrated Neff ceramic hob, extractor hood and double oven
- Whirlpool bath
- Council Tax Band C: £1568.54 (2020/21)
- Residents' parking – Zone 01 – Permit required

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.





En-suite Wet room with shower, WC and basin



Kitchen



Decisions, decisions...

Choose an estate agent that
advertises on the best websites
and offers FREE furniture
removal for home sellers.

rightmove 

Zoopla

 PrimeLocation

It's time to talk to Wild & Lye.

