



4 The Moorings, Sydney Wharf, Bath BA2 4AZ

**For Sale** - £219,500





**Tastefully presented ground floor one bedroom apartment in this prestigious Georgian-style apartment building in central Bath.** Ownership is restricted to buyers 60+ years of age and The Moorings has excellent communal facilities which include a lift to all floors, secure residents' and visitor parking, meeting room and balcony overlooking the canal, guest suite, laundry room and building manager. Situated a short way up Bathwick Hill, with a Tesco Express over the road for day-to-day shopping requirements. We highly recommend viewing.





Upgraded Shower Room

### Size

45 sq. m. (488 sq. ft.) approx.

### Video tour

<https://youtu.be/YTSx8m6fBHY>

### Tenure

Leasehold. 125 years from 1998

### Service Charge

1 March 2022 to 31 August 2022 = £1061.28

1 Sept 2022 to 28 February 2023 = £1,217.77

(Total = £2,279.05)

Ground Rent £619 pa

### Council Tax

Band D: £1,908.95 - 2022/2023



### Arrange a viewing

01225 443322

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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