



Orchard Lodge, Warminster Road, Bath BA2 6XG
For Sale - £415,000



Spacious and well-appointed three bedroom ground level apartment with a garden and two parking spaces on the edge of Bathampton. Conveniently situated close to a good range of village amenities and with easy access to central Bath via the A36, with a bus stop almost opposite Orchard Lodge.



Property features

Gas central heating | Two parking spaces | Wood effect flooring in the Hallway and Bedrooms | Private entrance down steps at the side of the building

Location

Bathampton is about 2 miles (3 km) east of Bath, on the south bank of the River Avon. The Kennet and Avon Canal passes through the village and a toll bridge links Bathampton to Batheaston on the north bank of the canal. It's a thriving village with an annual Flower Show, Primary School, two churches (Methodist and CofE), two pubs, Spar shop, friendly café, dentist and doctors' surgery.

Size

98.9 sq. m. (1064 sq. ft.) approx.

Tenure

Share of Freehold

Service Charge

Approx. £95 pcm

Council Tax

Band D



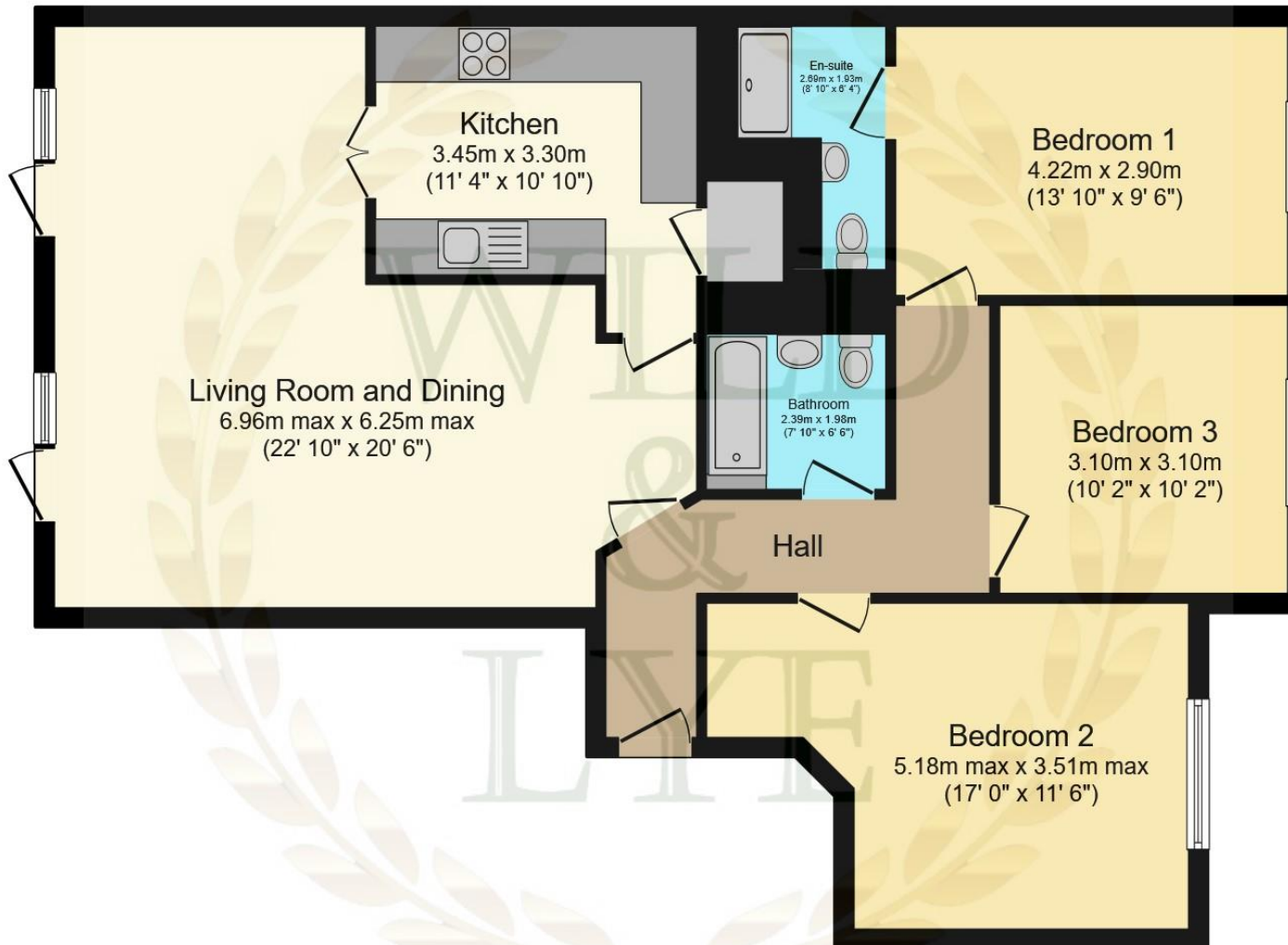
Arrange a viewing

01225 443322

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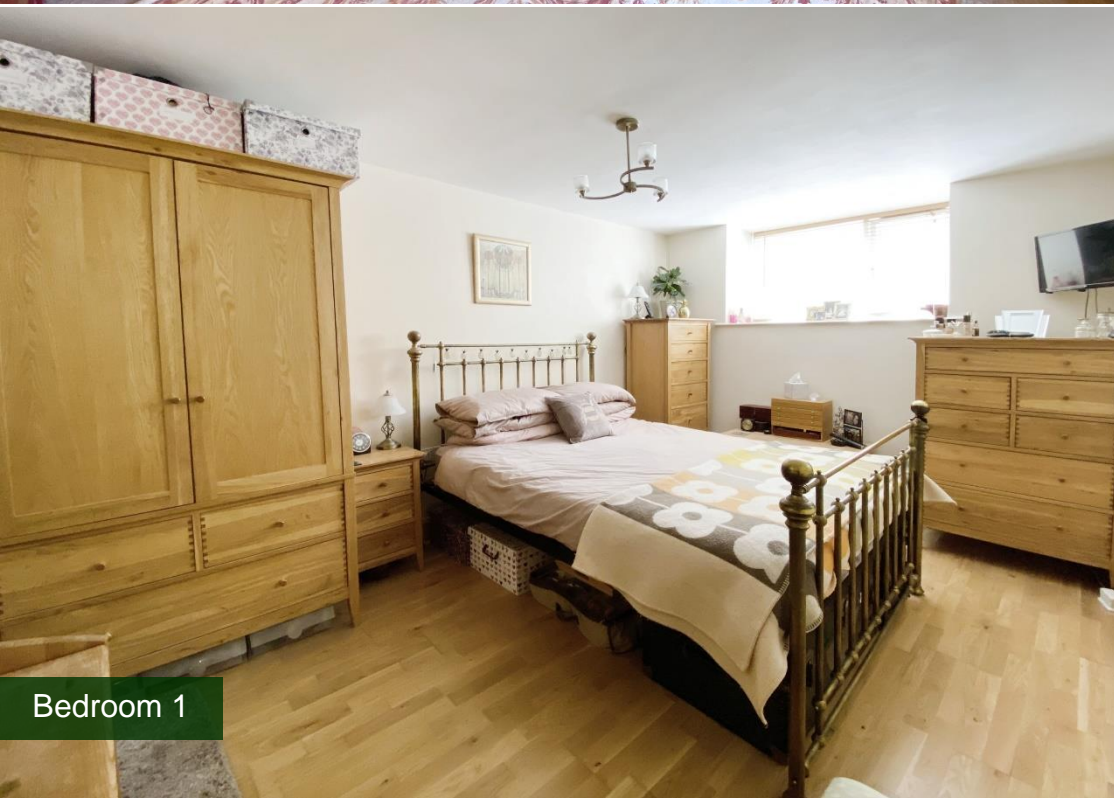
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ref: 2334



Living Room



Bedroom 1



Bedroom 2



Bedroom 3



En-suite Shower Room

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FURNITURE
REMOVAL



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