



THE MOORINGS

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21 The Moorings, Sydney Wharf, Bath BA2 4AZ

For Sale - £229,500



Bright and well presented apartment on the first floor of this Georgian-style mansion 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.



Kitchen with a view

Features

Electric heating with good energy efficiency rating | Principal rooms with city views | Kitchen with ceramic hob, glass-fronted oven, fridge and freezer | Double-width shower cubicle

Size

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

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



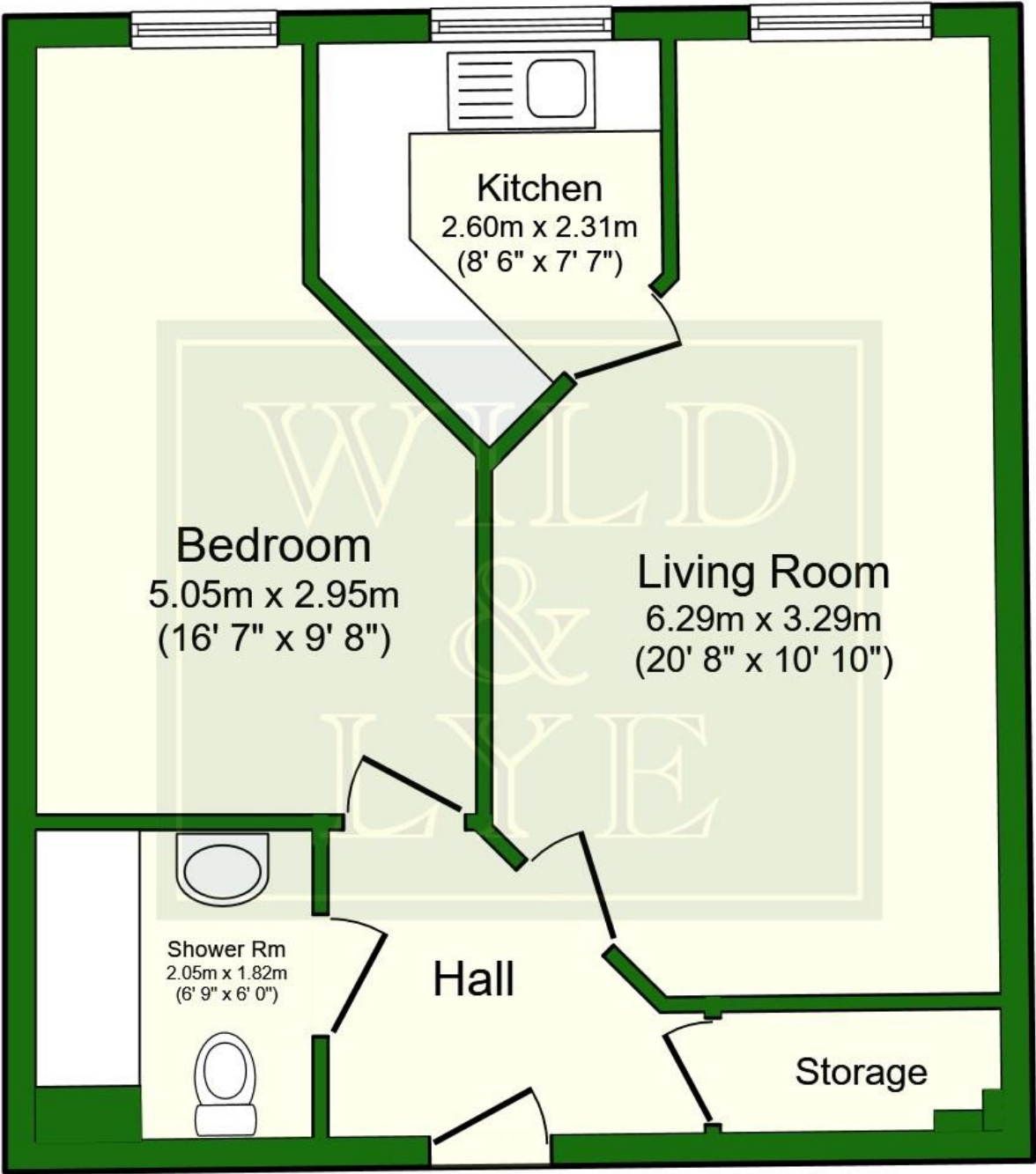
Arrange a viewing

01225 443322

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



Bedroom with a view



Front view

FREE
FURNITURE
REMOVAL



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