



The Moorings, Sydney Wharf, Bath BA2 4AZ

**For Sale** - £239,500





**Attractive 'butterfly' layout apartment with westerly city views from the top floor of this superb 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 resident building manager. Situated a short way up Bathwick Hill, with a Tesco Express over the road for day-to-day shopping requirements.





### Features

Economic electric heating | Living Room and Bedroom with city views | Tiled Shower Room

### Size

47 sq. m. (504 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

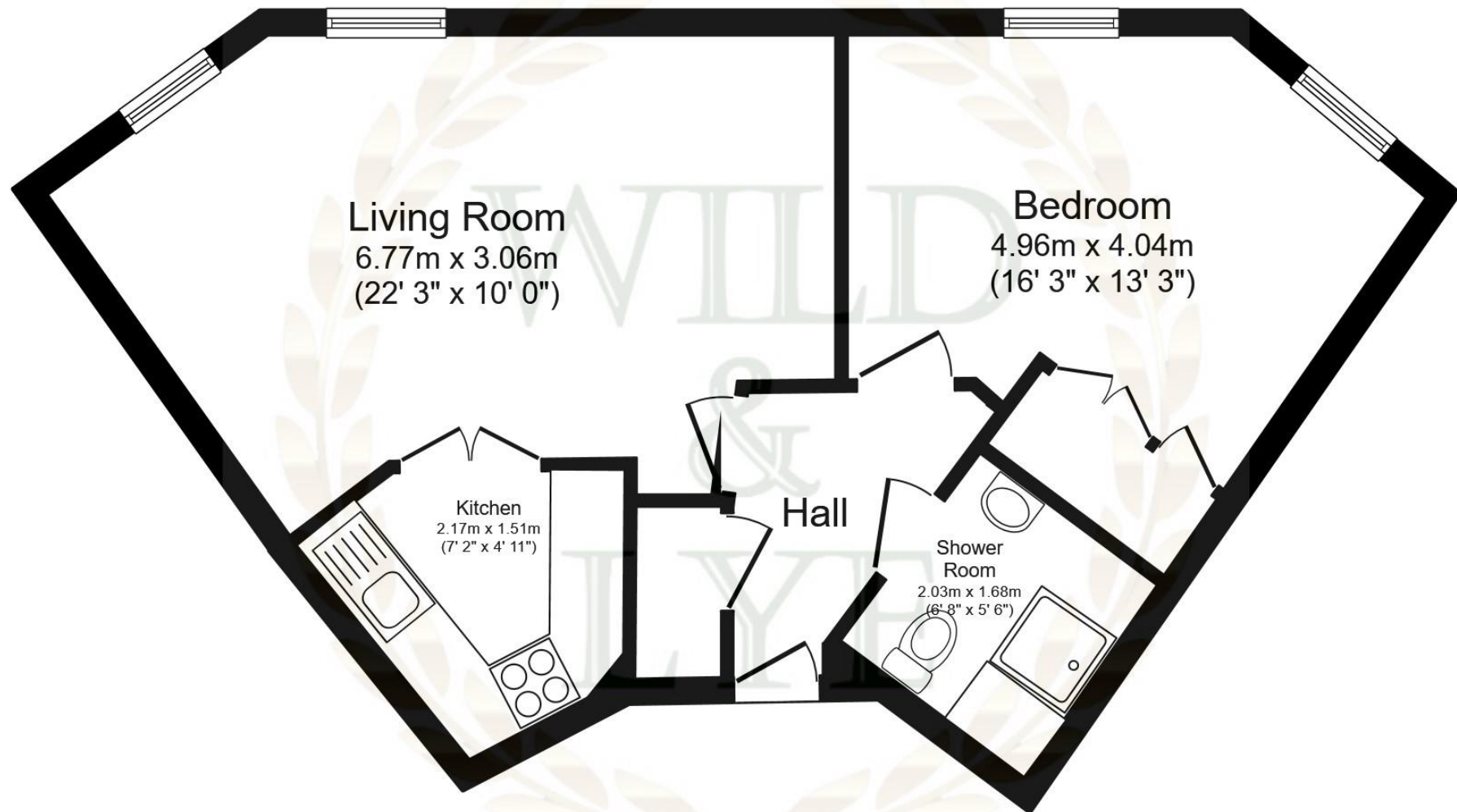


**Arrange a viewing**

**01225 443322**

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Living Room



Bedroom

**FREE**  
FURNITURE  
REMOVAL



When you  
sell your  
home with



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