



9 The Moorings, Sydney Wharf, Bath BA2 4AZ

For Sale - £225,000



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.



Size

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

Video tour

<https://youtu.be/pefLdT8-XCc>

Tenure

Leasehold. 125 years from 1998

Service Charge

Paid in two instalments. The current six-month service charge for the flat is £1,344.41 until the end of February 2024

Ground Rent £619 pa

Council Tax

Band D

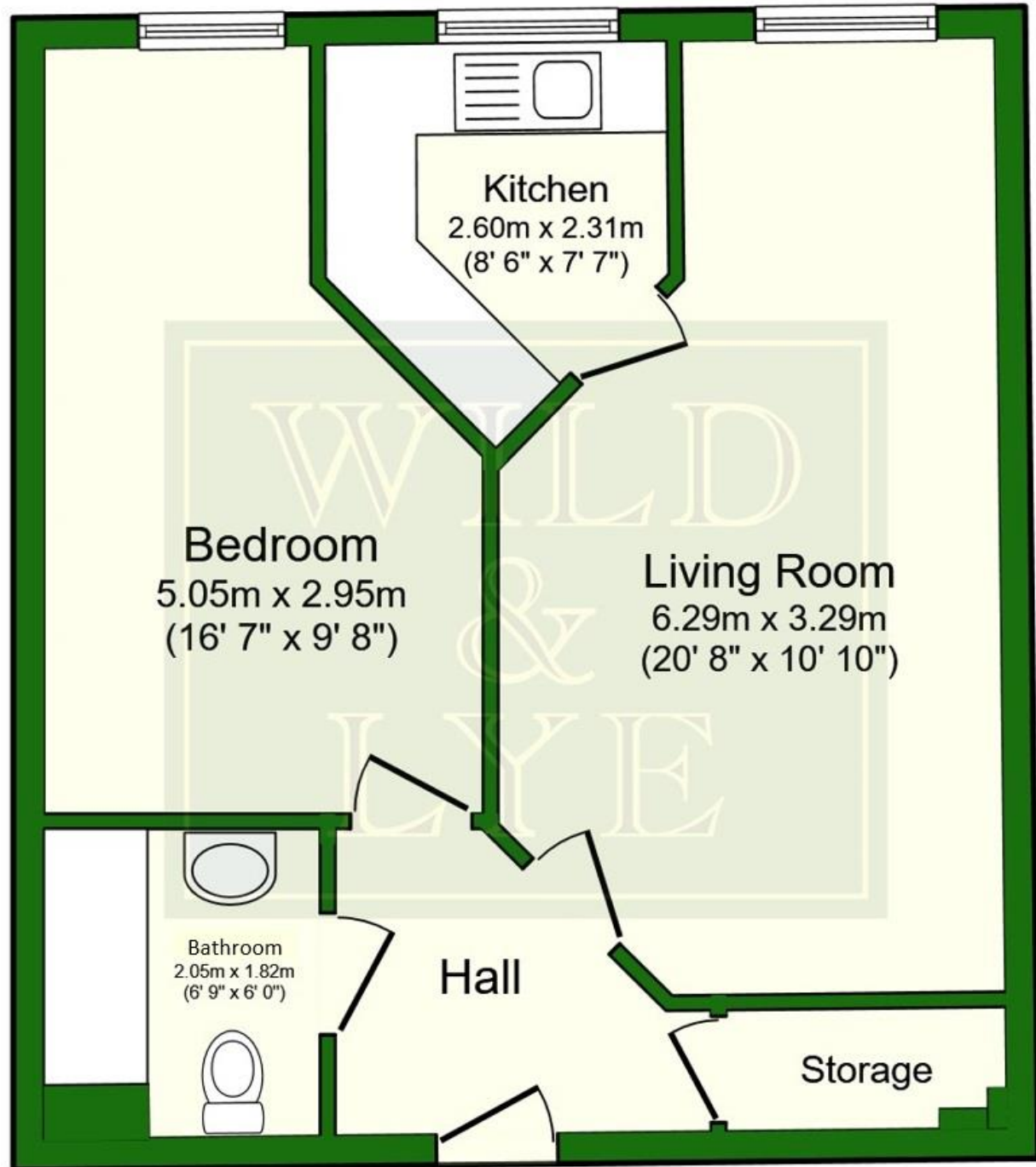


Arrange a viewing

01225 443322

www.wildandlye.com

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.



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



FREE
FURNITURE
REMOVAL



When you
sell your
home with



01225 443322
wildandlye.com