



**For Sale** £475,000



**Frankcom House, Forester Road, Bath BA2 4DY**  
**Spacious ground floor apartment with its own veranda and garage.**  
2 Bedrooms | Well presented for sale | Prime central Bath location

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Location

Bathwick is popular with a variety of different age groups as there really is something for everyone. Surrounded by beautiful parks, walks along the canal, short walk from two of the best schools in Bath, the city centre, train and bus station.

Service Charge

Approx. £2,467.78 per year (paid in two instalments). Equivalent to approx. £205 per month

Tenure

Leasehold. 999 years from 25 December 1970

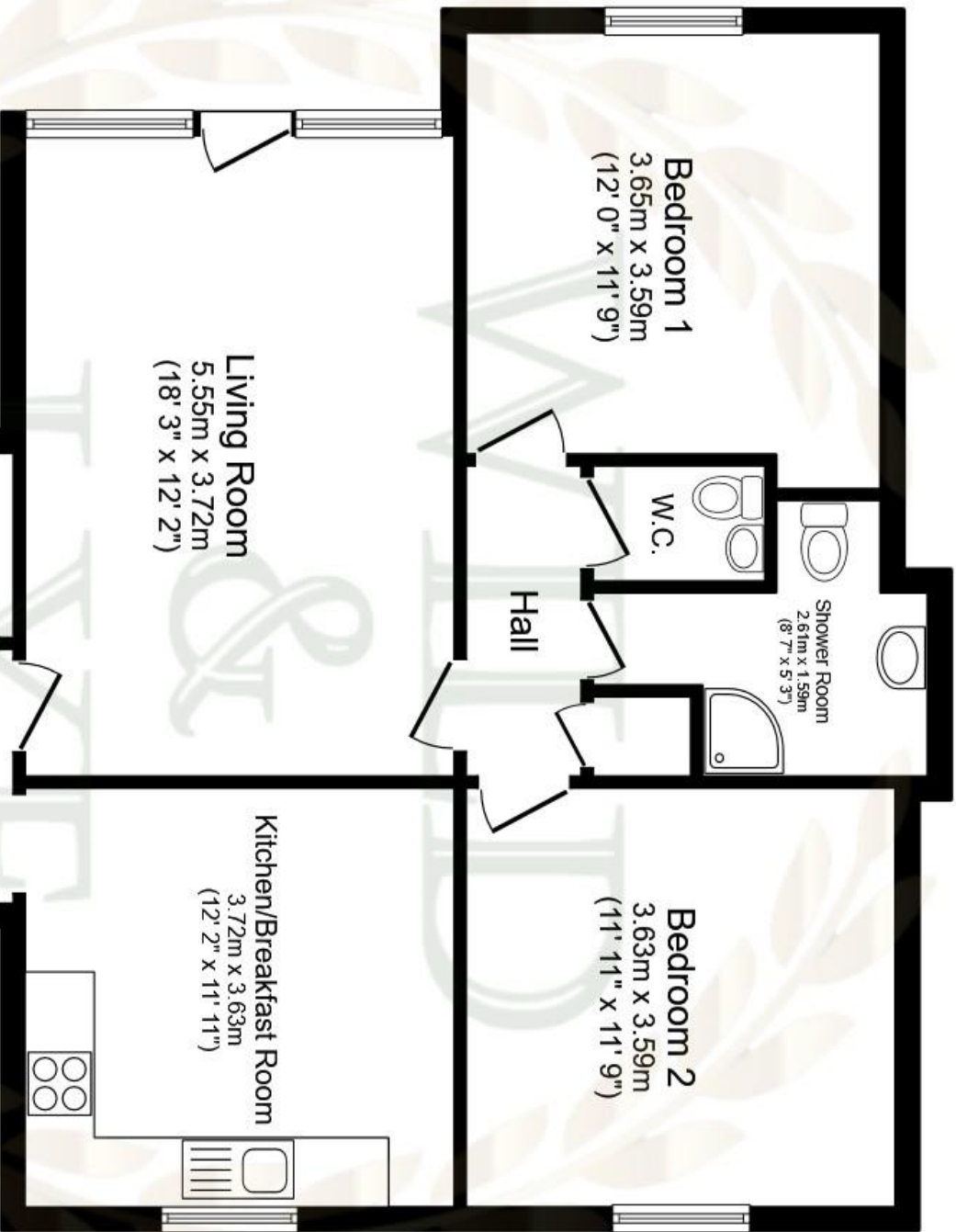
Council Tax

Band C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		

81.64 Energy efficiency chart



Ground Floor

Floor area 81.7 sq.m. (879 sq.ft.)

Total floor area: 81.7 sq.m. (879 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)