



**For Sale** £475,000



7 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

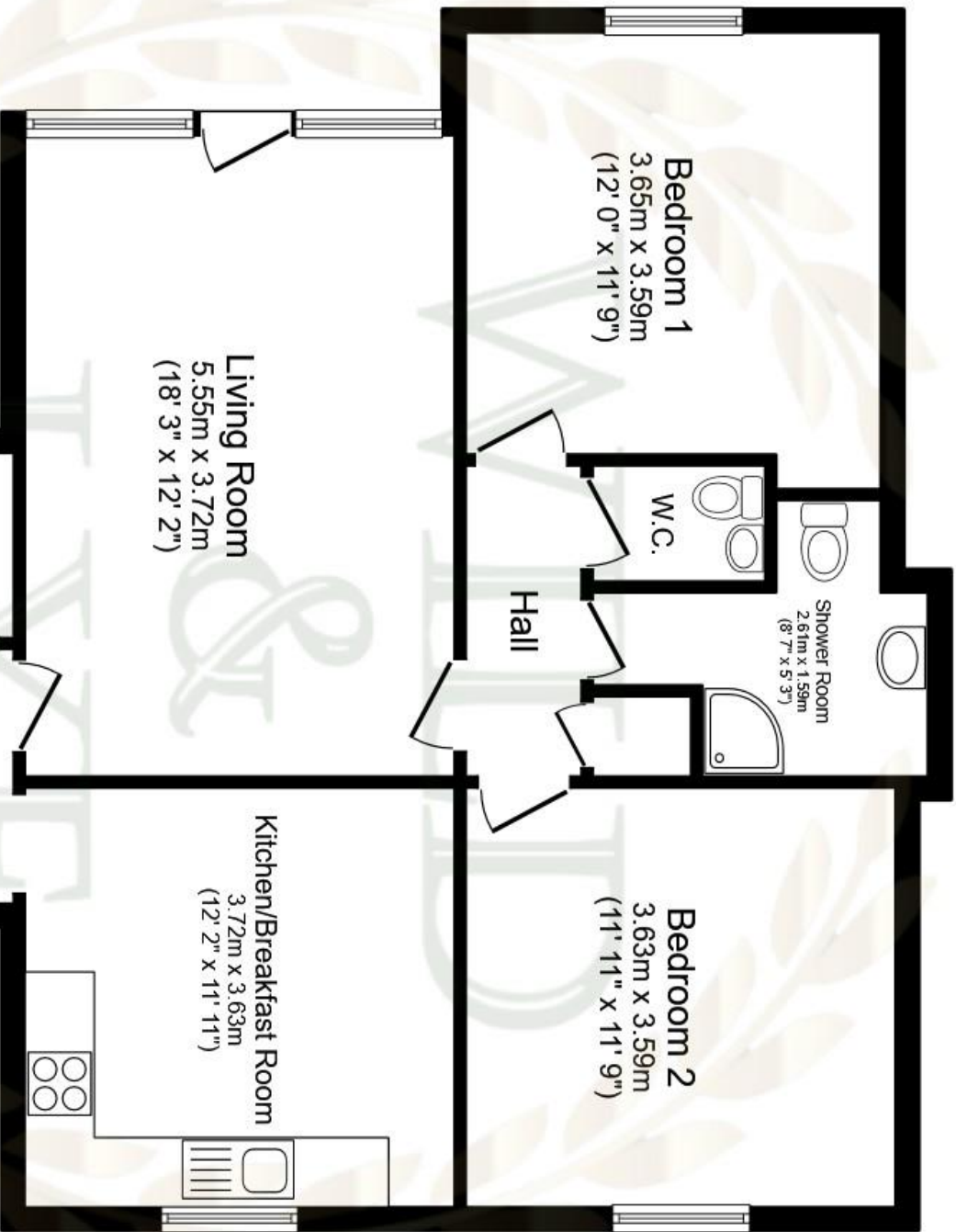
Leasehold. 999 years from 25 December 1970

### Council Tax Band C

**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             |         |           |
| 55-68 | D             | 63 D    | 73 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

81.64  
Energy efficiency chart



### Ground Floor

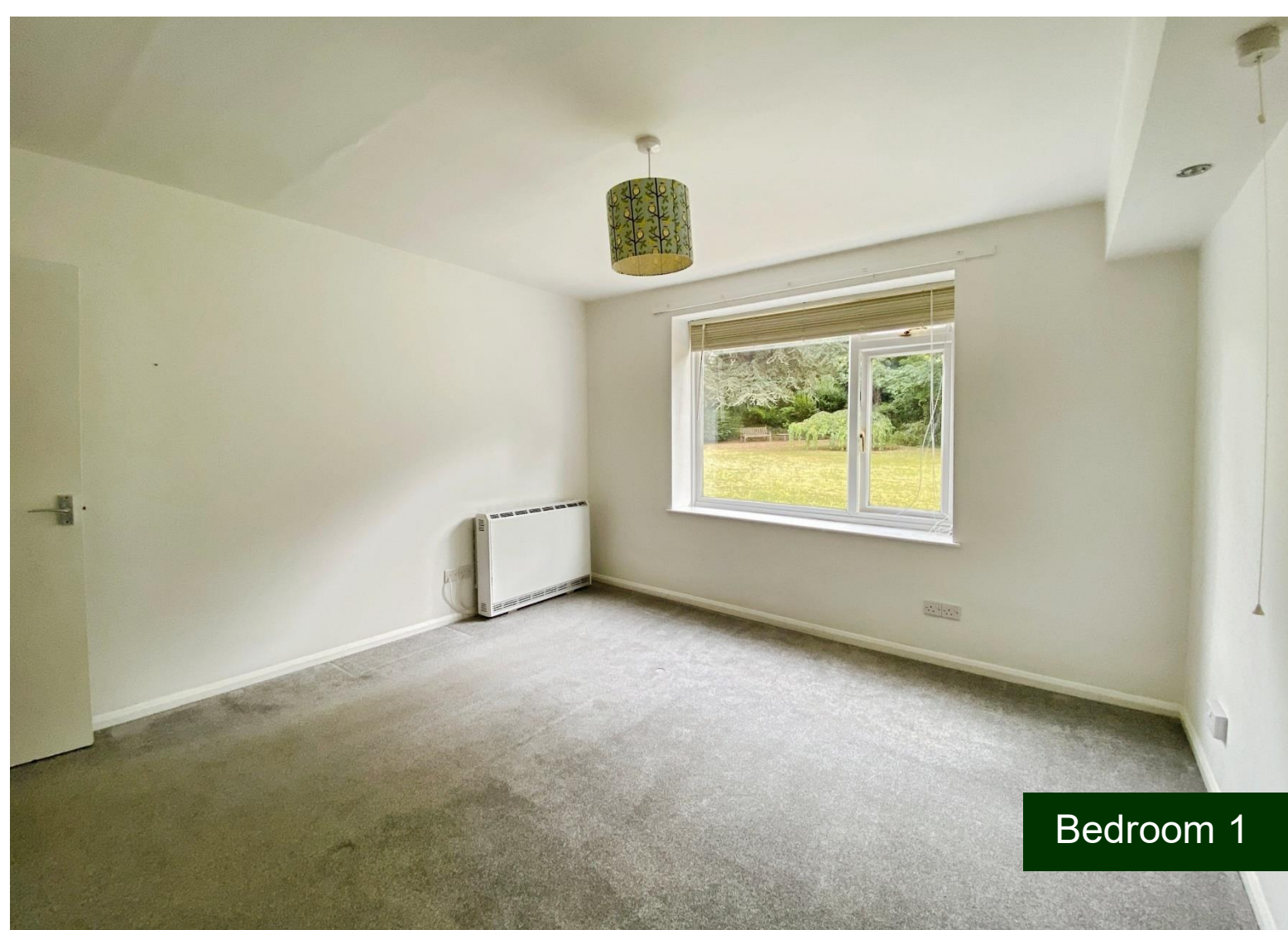
Floor area 81.7 sq.m. (879 sq.ft.)

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)



Spacious Living Room



Bedroom 1



Bedroom 2



Single Garage



The Bath estate agency  
offering free furniture  
removal with every sale.

See website for details.

[www.wildandlye.com](http://www.wildandlye.com)

