

SALES

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LETTINGS

01225 303 870

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THE APARTMENT COMPANY®



Bladud Buildings Bright, spacious and sleek apartment

We are proud to bring to market this impressive first floor apartment situated in the heart of Bath. Not only has this spacious property recently been renovated to a high standard but it is also being offered to the market fully furnished boasting brand new high spec furniture throughout. The property is already fully operating as an Airbnb and has the scope to be very lucrative but would also make the perfect city pad. The apartment comprises: bright and airy sitting room, large bedroom, brand new modern kitchen and bathroom. A high level of interest is expected for this stunning property so early viewings come strongly recommended.

£375,000 to £400,000

Fully furnished and Airbnb ready

Newly renovated to a high standard Holiday lets allowed Georgian First Floor Bright and spacious
Share of freehold No chain Central location Close to local amenities Approx. 517 Sq. Ft.

ENTRANCE HALL

Entry phone. Internal window to allow natural light into hallway. Newly installed Nest heating system. Storage cupboard with shelving. Fuse box.

SITTING ROOM

17' 2" x 12' 11" (5.23m x 3.94m)

Two sash windows to rear elevation with working shutters and views over the city. Period fireplace. Two recessed alcoves one with glass display case and storage beneath. Contemporary wall mounted radiator. TV point. Grey carpet. Neutral decoration.

FURNITURE

Matching two seater sofa and armchair. Coffee table. Standing floor lamp. Two seater circular dining table. Two dining chairs. Wall mounted TV and sound bar.



KITCHEN

7' 7" x 6' 8" (2.31m x 2.03m)

Newly renovated and fully integrated kitchen comprising: range of wall and base units with marble effect worktops over, Lamona oven and four ring hob with extractor fan over, stainless steel sink with mixer tap over, washing machine and wine fridge. Cupboard housing Viessmann boiler. Marble effect splashback. Large sash window to rear elevation with working shutters. Neutral decoration.

APPLIANCES

Nespresso coffee machine. Matching Tower microwave, toaster, kettle and three storage pots. Peddle bin.



BEDROOM

13' 8" x 12' 6" (4.17m x 3.81m)

Two large sash windows to front elevation with working shutters. Period fireplace. Two recessed alcoves one with storage cupboard and one with exposed hanging rail. Wall mounted radiator with inset mirror. Grey carpet. Neutral decoration.

FURNITURE

Large double bed. Two matching bedside tables with two matching lamps. Wall mounted TV with sound bar. Chest of drawers.



BATHROOM

7' 7" x 4' 10" (2.31m x 1.47m)

Newly renovated white and gold suite comprising: large walk in shower with dual shower heads, concealed system WC and floating wash hand basin with storage beneath. Large vanity mirror. Heated towel rail. Extractor fan.



ADDITIONAL INFORMATION

Tenure: Share of freehold
Lease Years Remaining: Circa 996
Management Company: 12 Bladud Buildings Management
Service Charge: £650 per annum
Sinking fund: £2,500 per annum
Ground Rent: N/A
Council Tax Band: C
Local Authority: Bath and North East Somerset
Parking: Permit

VIEWING ARRANGEMENTS

Viewings via the sole agents only:

The Apartment Company
4 Queen Street
Bath
BA1 1HE

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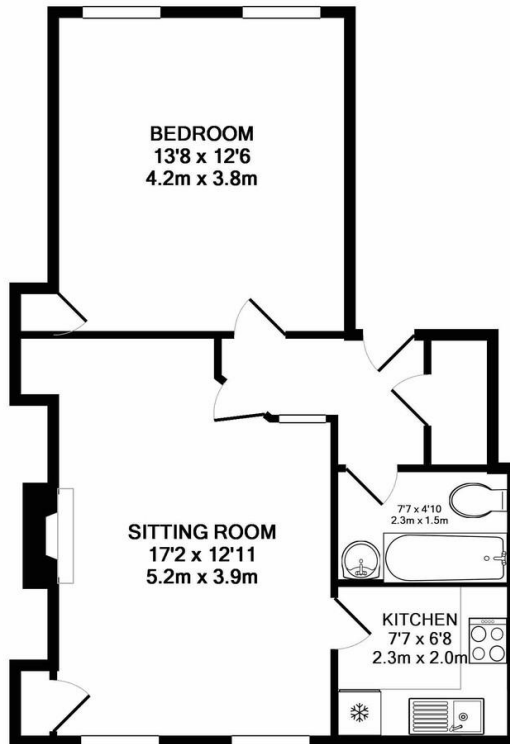
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TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bladud Buildings

Bladud Buildings, Bath, BA1 5LS

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