



THE APARTMENT COMPANY®
20TH ANNIVERSARY



The Moorings, Sydney Wharf, Bath

- First floor apartment with views to City
- Residents Lounge and Terrace
- Residents parking and Visitors parking
- Building/House Manager
 - EPC rating C
- Ownership for the over 60's
- Guest suite and laundry room
 - Lift to all floors
- Council Tax Band C
- Viewing Highly Recommended





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Guide Price £225,000





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PRICE RANGE £225,000 TO £250,000

A beautifully presented and light and airy first floor one bedroom apartment situated in The Moorings, a prestigious retirement style development built in the Georgian style, with views towards the city.

The Moorings has delightful communal facilities which include a residents lounge with views to the canal, lift to all floors, balcony overlooking the canal, secure residents and visitors parking, a guest suite for visitors and laundry room. Additional benefits include a Building/House Manager.

Buyers must be over 60 years

Tenure Leasehold 125 years from 1998

Service Charge £2,122 per annum

Ground Rent £619 per annum

Council Tax Band C

EPC Rating C (79)



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HALLWAY
Large cupboard housing immersion water heater tank, shelving, fuse box, electric meter
Alarm system

SITTING ROOM
20'7" x 10'3"



Electric storage heater
Telephone point
TV point
Sash window to front elevation

KITCHEN
8'3" x 13'3"



Range of wall and base cupboards with worktops over
Four ring electric hob with extractor over
Oven
Separate under counter fridge and freezer
Stainless steel sink with drainer and separate cold and hot taps



BEDROOM
16'7" x 9'7"



Sash window to front elevation
Telephone
Electric storage heater

BATHROOM



White suite comprising walk-in shower,
Wash hand basin, Low level WC
Electric heater towel rail, Extractor



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The Moorings, Sydney Wharf, Bath, BA2 4AZ
Total Area: 460 sq.ft. (42.7 sq.m.)



THE APARTMENT COMPANY®
The Apartment Specialists

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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such 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. Focus Property Marketing 2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	