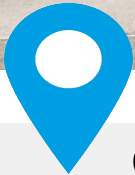




THE APARTMENT COMPANY®
20TH ANNIVERSARY



Clarks Way, Rushill, Bath

- Coach House Style Property
- Fitted Kitchen with appliances
 - Bathroom & En-Suite
 - Garage and parking
 - EPC Rating C
- Sitting/Dining Room
- Two Double bedrooms
 - Neutral decor
 - Council Tax Band B
- Perfect for First time Buyer or Investor





THE APARTMENT COMPANY®
20TH ANNIVERSARY

£250,000





THE APARTMENT COMPANY®

20TH ANNIVERSARY

PRICE RANGE £250,000 to £280,000

Offered with no chain. A delightful two double bedroom detached Coach House Style property. Presented with neutral decor and new carpets. This apartment comprises Living room, kitchen, two bedrooms, en-suite and bathroom.

This property also benefits from UPVc Double glazing, a Garage with internal access and driveway Parking.

Management Charge for Estate £400 per annum

EPC Rating C.
Council Tax Band B.

Ideal for a first time buyer or an Investor.

Currently achieving £1300 pcm

Viewing is Highly Recommended.



THE APARTMENT COMPANY®
20TH ANNIVERSARY



Entrance Hall

Window to rear elevation. Telephone point. Radiator. Stairs leading to Sitting Room.

Sitting room/Dining room

Window to rear elevation overlooking private garden. Juliet balcony with double glazed doors. TV and telephone point. Two radiators. CH thermostat control.

Kitchen

Contemporary fitted kitchen with range of wall and base cupboards with work surface over. Electric fan oven with gas hob and extractor hood over. 1.5 stainless steel single drainer sink unit with mixer tap over. Washing machine. Fridge freezer. \floor heater. Ideal gas fired Ch boiler. Telephone point. Double glazed windows to front elevation.

Master Bedroom

Window to front elevation. TV and telephone point. Fitted wardrobe. Radiator. Door to:

En suite Shower room

Modern White suite comprising double shower, wash basin and low level wc. Radiator. Extractor fan. Wall and floor tiles. Window to rear elevation.

Second Bedroom

Window to front elevation. Radiator.

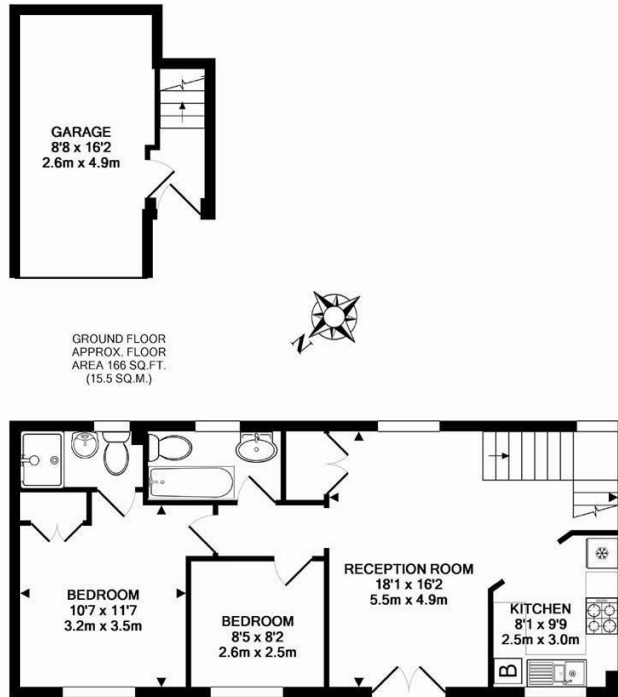
Bathroom

White suite comprising panelled bath, low level wc, and wash basin. Extractor. Window to rear elevation.



THE APARTMENT COMPANY®
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Clarks Way, Rushill, Bath



GROUND FLOOR
APPROX. FLOOR
AREA 166 SQ.FT.
(15.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent. www.inovusproperty.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	