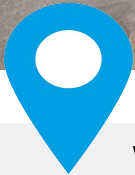




THE APARTMENT COMPANY®
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Warminster Road, Bath

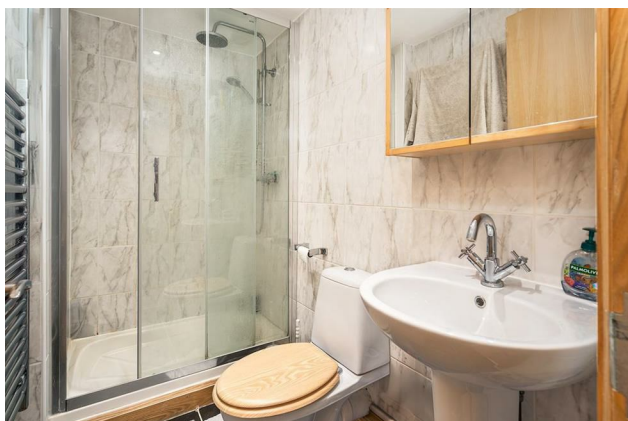
- Two double bedroom Apartment
- Potential Investment Property
- Gas central heating - Underfloor
 - Allocated Parking for 2 Cars
 - Council Tax Band C
- Ground floor with easy accessibility
- Stunning Views across BATH
 - Bathroom & En-suite
- Light & Airy in excellent order
 - EPC Rating C





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Offers Over £325,000





THE APARTMENT COMPANY®

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Situated on the Warminster road on the outskirts of Bath is this quality refurbished apartment with TWO DOUBLE BEDROOMS.

Currently furnished to a high standard with appliances in kitchen. The apartment comprises living/dining room with STUNNING VIEWS across the valley. This opens onto the nicely fitted kitchen. There is a bathroom and also an en-suite shower room to the main bedroom. It benefits from Underfloor heating.

Outside, the property has the benefit of TWO allocated parking spaces.

Leasehold 999 years from 1st Sept 2003 with Share of Freehold
Management Company Hamiltons , Bristol
Service charges £1140 per annum to include Ground rent
Council Tax Band C
EPC rating C

The property is currently Tenanted achieving a rent of £1450 pcm



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SITTING ROOM
19'9" x 10'9"



Sitting Room
Large window to rear elevation
Telephone point

KITCHEN
10'3" x 5'2"



Kitchen comprising range of wall and base units with granite worktops over
Five ring gas hob with stainless steel and glass extractor over
Oven
Sink with drainer and mixer tap over
Integrated fridge/freezer
Washing machine

BEDROOM ONE
17'5" x 12'3"



Double glazed window to rear elevation

BEDROOM TWO
14'10" x 10'2"



Double glazed window to front elevation



EN SUITE SHOWER ROOM



White suite comprising
Walk in shower with glass sliding screen
Low level WC
Pedestal wash hand basin with mixer tap over
Vanity cabinet Chrome heated towel rail Extractor

FAMILY BATHROOM



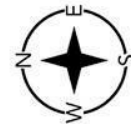
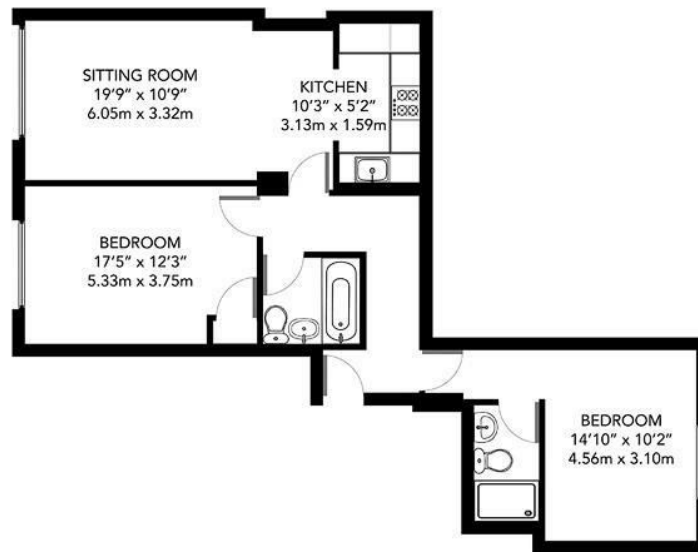


THE APARTMENT COMPANY®
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Warminster Road, Bath

Apartment 4, Orchard Lodge, Warminster Road, Bathampton, Bath, BA2 6XG
Total Area: 689 sq.ft. (64.0 sq.m.)

GROUND 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 2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	