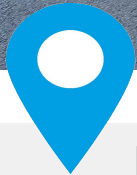




THE APARTMENT COMPANY®
20TH ANNIVERSARY



Broad Street, Bath

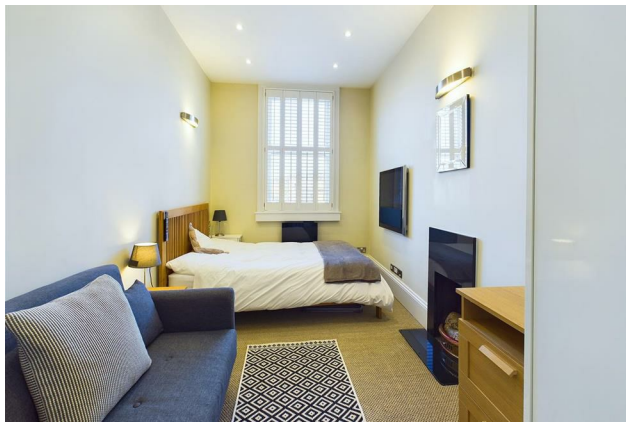
- Viewing Highly Recommended
 - Grade II listed
 - High end refurbishment
 - Central location
 - Close to local amenities
- Georgian Property
 - Second Floor Apartment
 - Flexible accommodation
- Including Fixtures & Furnishings
 - Council tax Band B





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Offers In Excess Of £325,000



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VIDEO VIEWING AVAILABLE ON REQUEST

This centrally located 2 bedroom property has been refurbished to a very high standard and is fully fitted with Miele and Bang & Olufsen appliances.

The apartment comprises; open plan sitting room/kitchen with fully integrated appliances, double bedroom with built in wardrobes, a second double bedroom and a bathroom.

With its smart layout, versatility and central location, the apartment is bound to generate high levels of interest so an early viewing is recommended.

This apartment is situated on the second floor of this building.

This apartment is presented to a high standard throughout and will be offered with all furnishings and fixtures as required.

The apartment has been rented to International students with the last monthly rent achieved of £2,200 pcm.

This property is ready to move into and would suit a first time buyer, investor buyer or a second home, with the ability to lock and leave.

PRICE RANGE £325,000 - £375,000

Tenure: Leasehold

Ground Rent: Approx. £1 per annum

Council Tax Band: B BANES

Parking: Residents parking permit

Leasehold : Original 125 years with 110 years remaining

Management company : Curo

Service charge £100 pcm



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HALLWAY

Space for hanging. Cupboard fitted with fuse box. Smoke detector. Automatic spotlighting.

SITTING/DINING ROOM/KITCHEN

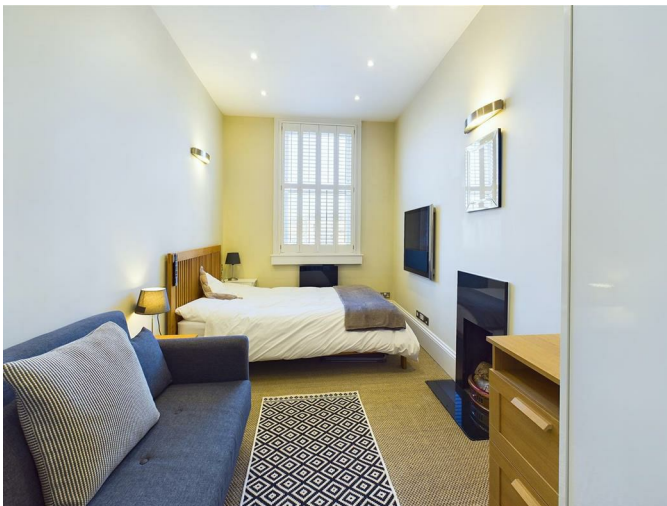
13'0" x 12'2"



Sash window to front elevation with shutters. Entry phone. Fully integrated kitchen with Miele appliances including four ring electric hob with glass splash back and stainless steel extractor fan over, combi oven, washing machine and fridge. 1.5 stainless steel sink with glass splash back. Wooden soft closing cupboards. Glass wall shelving. Spotlighting. Smoke detector. White granite work top. Recessed white gloss cupboards with shelving. Cupboard housing water tank. Built in table. Bespoke desk with cupboard. Bang & Olufsen appliance. Black glass wall mounted Dimplex radiator. Stoned flooring throughout.

BEDROOM

7'9" x 16'3"



Sash window to rear elevation with plantation shutters. Wall mounted Dimplex black glass radiator. Feature fireplace. Bang & Olufsen TV. TV point. Wall lighting. Fitted bedside tables. Two fitted double wardrobes with shelving above. Spotlighting. Smoke detector.



BEDROOM/STUDY

12'0" x 13'3"



Two sash windows to rear elevation with plantation shutters. Bang and Olufsen appliances. Bespoke desk with storage. Wall mounted Dimplex black glass radiator. Wall lighting. TV point. Italian made fitted sofa with pull down double bed. Built in wardrobes. Spotlighting. Smoke alarms.

BATHROOM



Frosted window to front elevation with plantation shutters. Walk in shower with glass door. Wall mounted glass black Dimplex radiator. Wash hand basin with vanity mirror above with led lighting. Low level WC. Chrome heated towel rail. Spotlighting. Extractor fan. Integrated speakers.

VIEWING ARRANGEMENTS

Strictly via the sole agents;

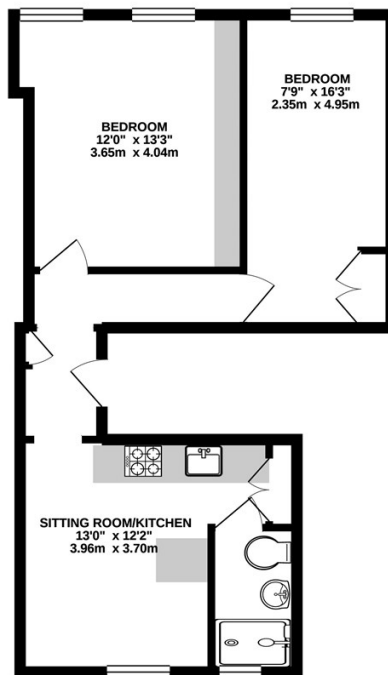
The Apartment Company
4 Queen Street
Bath
BA1 1HE



THE APARTMENT COMPANY®
20TH ANNIVERSARY

Broad Street, Bath

SECOND FLOOR
510 sq. ft. (47.4 sq. m.) approx.



TOTAL FLOOR AREA: 510 sq. ft. (47.4 sq. m.) approx.
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 error, omission or misstatement. 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.
Made with Mergim 10/2019

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	