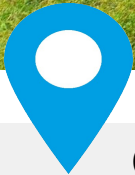




THE APARTMENT COMPANY®
20TH ANNIVERSARY



Cleveland Court, Bath

- Two Double Bedrooms
 - Balcony
- Second Floor Apartment
 - Gas Central Heating
 - EPC Rating C
- Garage
- Communal Gardens
- Popular Bathwick Area
- UPVC Double Glazed
- No Onward Chain





THE APARTMENT COMPANY®
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£350,000





THE APARTMENT COMPANY®

20TH ANNIVERSARY

Guide price £325,000 - £375,000. This is a stylish two-bedroom apartment with balcony & garage in Bathwick – No Onward Chain

Situated in the highly sought-after area of Cleveland Walk in Bathwick, this well-presented two-bedroom apartment offers a rare opportunity to enjoy spacious living in a tranquil setting, just a short walk from the heart of Bath. Positioned on the second floor of a purpose-built development, the property boasts far-reaching views, a balcony, and beautifully maintained communal gardens.

The accommodation comprises a bright and airy living/dining room with direct access to the balcony, perfect for relaxing or entertaining while taking in the open outlook. The kitchen is well-proportioned and offers ample storage and workspace. Two generous double bedrooms provide comfortable living, complemented by a modern bathroom.

Additional benefits include a private garage, residents' parking, upvc double glazing, gas central heating, a very long lease and the added advantage of no onward chain, making it an ideal purchase for downsizers, first-time buyers, or investors.

Enjoy the best of both worlds – a peaceful residential location with easy access to local amenities, Sydney Gardens, and excellent transport links.



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Communal Hallway
Second floor. Door to apartment

Hallway
3'4" x 19'6"
Storage cupboard with electric, radiator, doors to:

Bathroom
Shower, WC, Wash hand basin

Bedroom
8'2" x 8'9"
UPVC double glazed window, radiator

Bedroom
12'9" x 8'7"
UPVC double glazed window, Radiator

Living Room
11'7" x 14'7"
Recessed spotlights, Radiator, UPVC double glazed window,
UPVC double glazed door to balcony

Balcony
Enclosed, Views over Bath

Kitchen
7'0" x 11'1"
Integrated fridge, freezer, electric oven and hob with cooker
hood over, dishwasher. UPVC double glazed window, Gas
boiler, Radiator

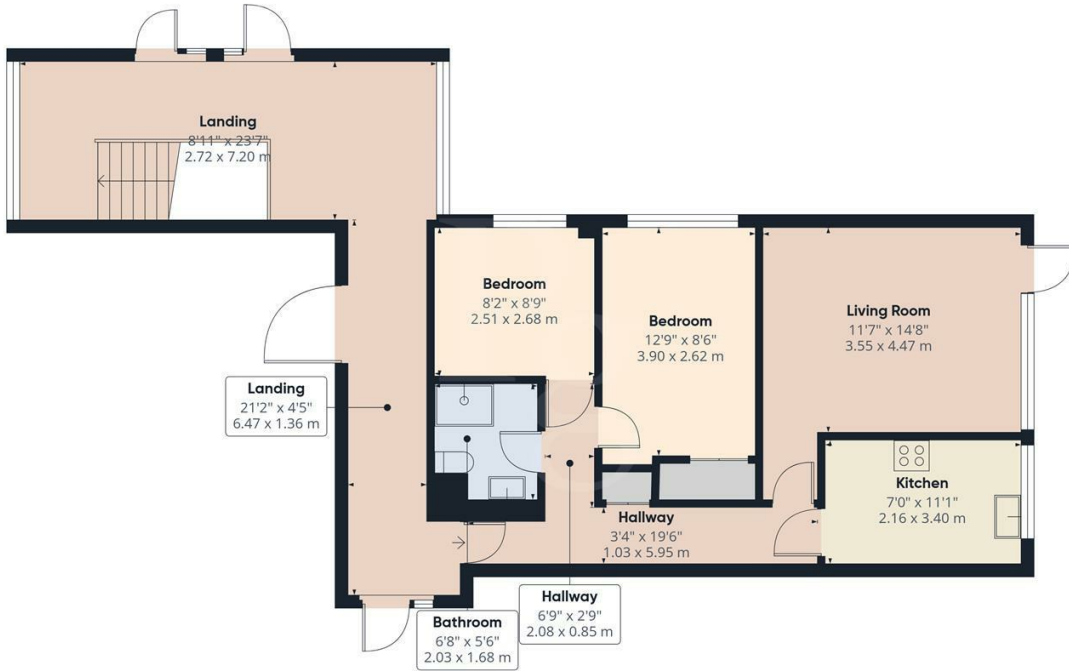
Outside
Communal gardens laid to lawn with shrub borders,
Residents parking, Private garage



THE APARTMENT COMPANY®
20TH ANNIVERSARY

Cleveland Court, Bath

Pg



Approximate total area⁽¹⁾

861 ft²
80 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

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