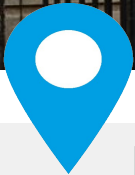




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## Bathwick Street, Bath

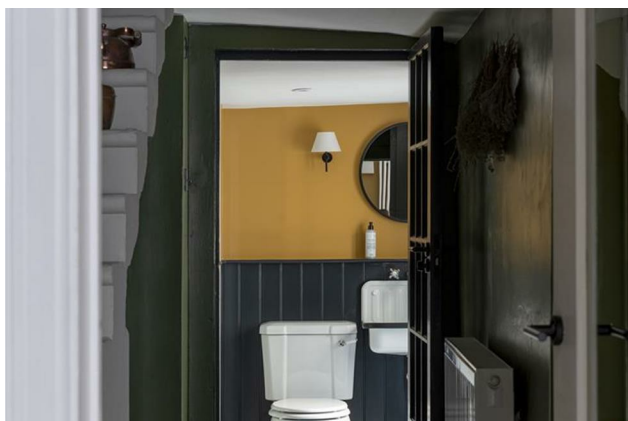
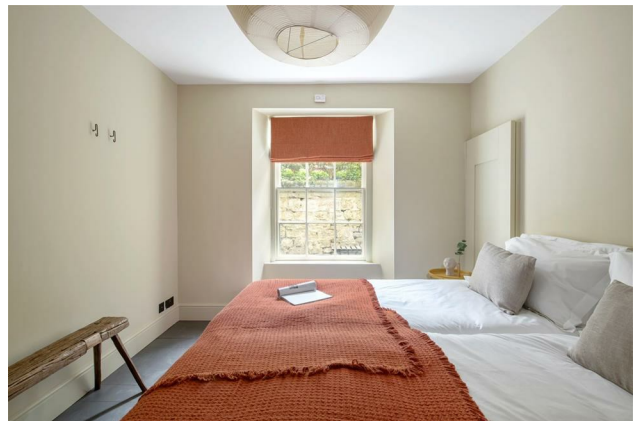
- Courtyard Apartment
- One Double Bedroom
- Period Features
- Central Location
- Private Courtyard to Rear
- Vaults Included
- Open Plan Lounge / Kitchen / Diner
- Council Tax Band B
- No Onward Chain
- Own Entrance





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Offers In The Region Of £250,000







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### Stylish One-Bedroom Courtyard Apartment with Private Entrance – No Onward Chain

Situated on the lower ground floor of a characterful period building, this delightful one double bedroom apartment offers its own private entrance, spacious and open plan lounge / kitchen / diner, well appointed kitchen, private courtyard garden and period features.

The home has been thoughtfully maintained and comes with an EPC rating of C, making it energy-efficient. The property was fully redecorated, and a new bathroom was installed at the end of 2021, making it ready to move in or let.

Offered with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors. Have a look at the virtual tour!

Tenure: Leasehold

Lease Length: 956 years

Service Charge: £1920 per annum

Ground Rent: £20 Per annum

EPC Rating: C

Council Tax Band: B



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Communal Courtyard

Stairs down from Bathwick Street down to the lower ground floor, hardstanding, access to vaults, locked door to:

Vaults

19'10 x 17'11

Entrance Hall

6'6 x 6'2

Shared communal area but only accessed for meter readings, locked front door to:

Open plan Kitchen / Lounge / Diner

14'8 x 15'10

A range of matching wall, drawer and base units with worktop over, built in dishwasher, gas hob and electric oven, built in fridge, window to front, radiator, door to:

Hallway

15'2 x 6'5

Feature staircase, radiator, doors to:

Bedroom

11'8 x 9'10

Radiator, window to rear overlooking private courtyard

Shower Room

4'4 x 7'3

Shower, wc, wash hand basin, radiator, door to:

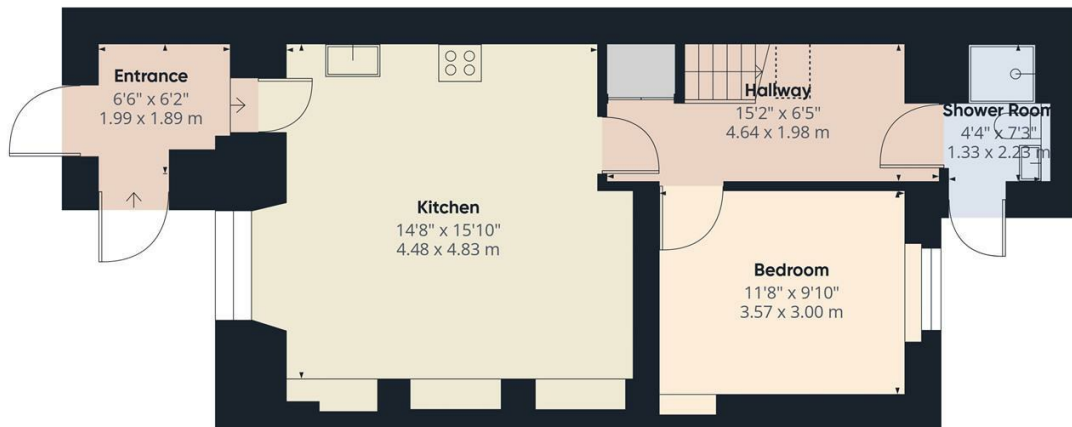
Private Courtyard

Hardstanding



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## Bathwick Street, Bath



Approximate total area<sup>(1)</sup>  
563 ft<sup>2</sup>  
52.2 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	