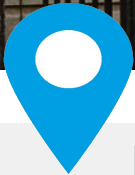




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20TH ANNIVERSARY



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

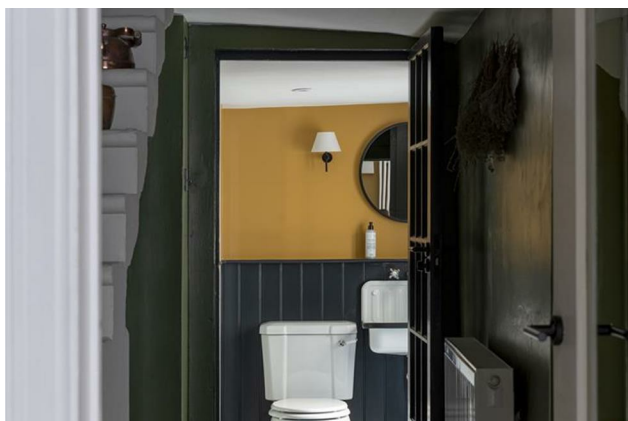
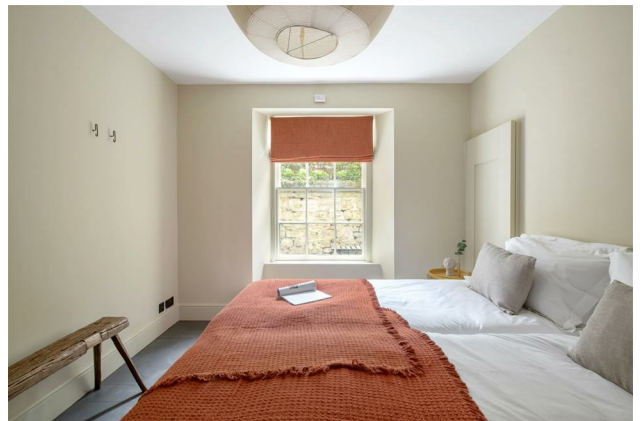


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Offers In The Region Of £250,000





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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:

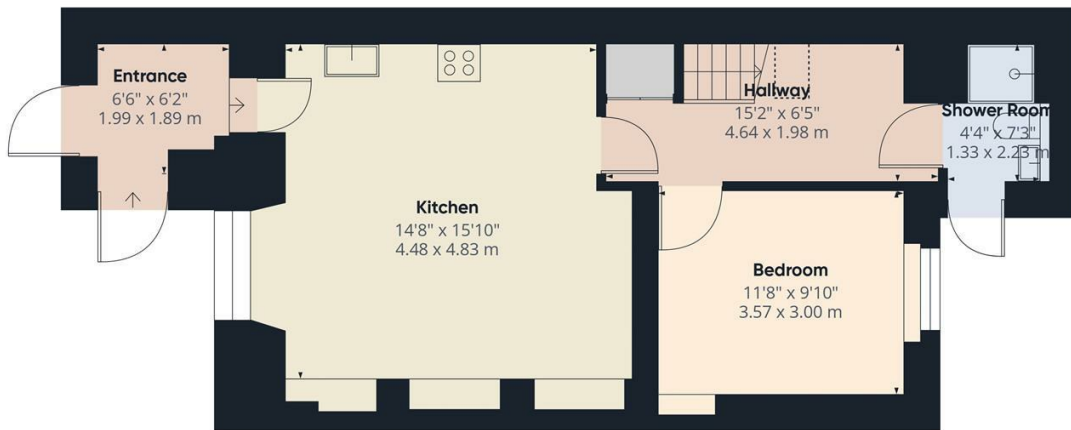
Private Courtyard

Hardstanding



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Bathwick Street, Bath



Approximate total area⁽¹⁾
563 ft²
52.2 m²

Reduced headroom
4 ft²
0.4 m²

(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) A		
(81-91) B		
(69-80) C	73	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	