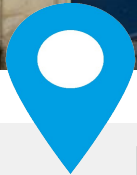




THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## New King street, Kingsmead, Bath

- AVAILABLE NOW
- Fully Furnished
- Single Person Occupancy only (Sorry NO COUPLES)
- Top Floor Apartment
- Council tax Band B
- Suitable Post Graduate Student
- One Bedroom Apartment
- Presented in excellent Order through out
- EPC Rating C
- 12 Months Tenancy







THE APARTMENT COMPANY®  
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£1,250 Per Calendar Month





THE APARTMENT COMPANY®

20TH ANNIVERSARY

AVAILABLE NOW. A beautifully presented top floor one bedroom apartment situated in New King street, minutes from the city centre of BATH. The property comprises living room, leading into kitchen, with one bedroom and bathroom with shower over. Benefits from Gas Central Heating. Suitable Single person occupation. Post graduates considered. 12 month tenancy. EPC rating C. Council tax Band B.



# THE APARTMENT COMPANY®

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## HALLWAY

Entry phone  
Cupboard housing gas combi boiler  
Skylight

## SITTING ROOM

13'0" x 19'5"



Sash window to front elevation  
Feature fireplace  
Two recessed storage shelves either side of chimney breast  
TV point  
Telephone point  
Radiator

## KITCHEN

12'4" x 8'5"



Range of wall and base units with worktops  
Large double-door pantry cupboard  
Under-unit fridge  
Four-ring electric hob  
Oven  
Washing machine  
1.5 stainless steel sink with drainer and mixer tap  
Window to rear elevation  
Radiator

## BEDROOM

13'1" x 7'7"



Sash window to front elevation  
Storage cupboard  
Radiator

## BATHROOM



White suite comprising panel bath with shower over and glass articulating screen  
Pedestal wash hand basin  
Low-level WC  
Mirrored vanity cabinet  
Heated towel rail  
Extractor

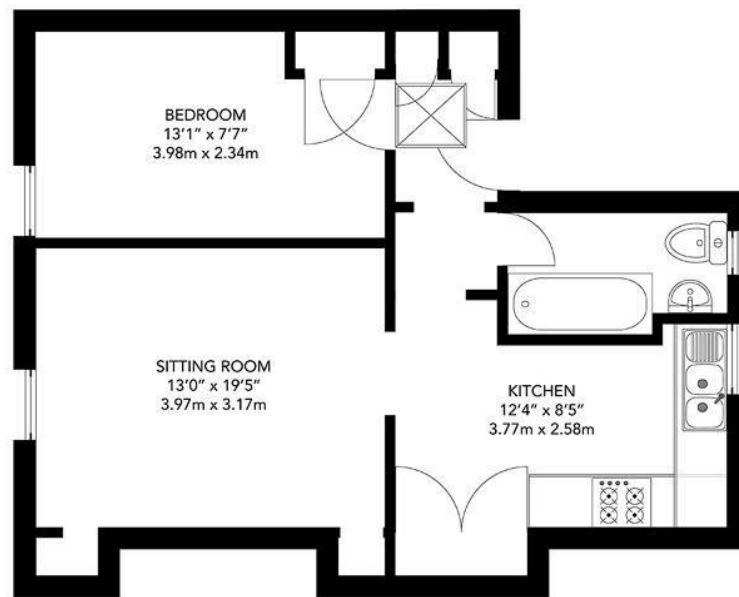


THE APARTMENT COMPANY®  
20TH ANNIVERSARY

## New King street, Kingsmead, Bath

Top Floor Apartment, New King Street, Bath, BA1 5LY  
Total Area: 406 sq.ft. (37.7 sq.m.)

TOP FLOOR



THE APARTMENT COMPANY®  
The Apartment Specialists



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 2024

### 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>	70	74
(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	