



**1 Bed
Apartment - Studio
located in**

£165,000



G R E G O R Y S
— E S T A T E A G E N T S —

GF Studio Rear 17
Lower Oldfield Park
Bath
BA2 3HL

Entrance Hall

Doors to rooms, entry phone, feature dado rail.

Studio

12'10" x 10'7"

uPVC sash style window to rear aspect, radiator, wall mounted electric heater, fitted shelving, feature Dado rail, wall mounted electric heater.

Kitchen

10'7" x 4'9"

Modern fitted kitchen comprising matching wall & base units with rolltop work surface over. Integrated electric oven, four ring electric hob with extractor hood over. Space & plumbing for washing machine, space for undercounter fridge freezer, 'Worcester' gas combination boiler, sink basin with mixer tap & drainer to side. Dual aspect uPVC sash windows to rear & side aspect, uPVC door to rear communal garden, radiator, tiled splashbacks.

Bathroom

7'2" x 5'9"

A neutral three piece suite comprising low level WC, wash hand basin with hot & cold taps, and panelled bath tub with hot & cold taps and shower attachment over. Tiled wall coverings, uPVC sash style window with obscured glass to side aspect, tile effect vinyl flooring, extractor fan.

Communal Garden

Residents communal garden laid to lawn enclosed with boundary walls. Gated side access, and private access from studio apartment.

Communal entrance

Door to front aspect with secure entry system, doors to rooms, communal stairwell.



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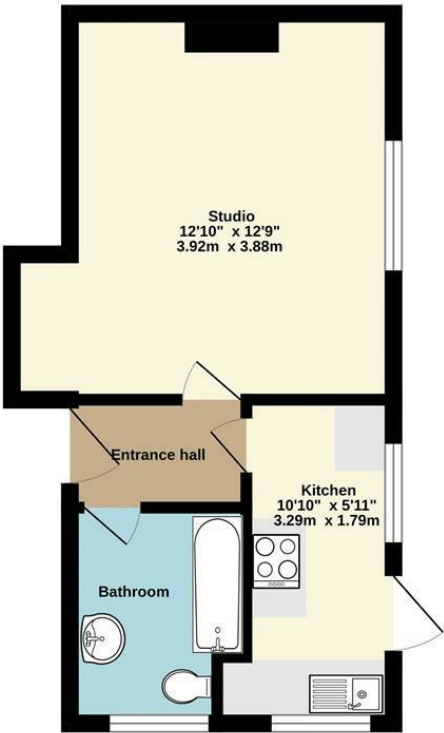
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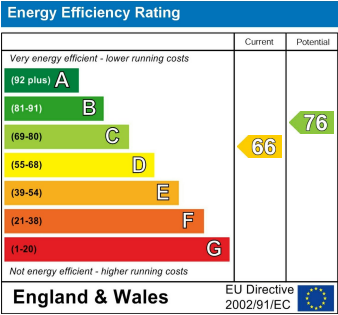


Ground Floor
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 291 sq.ft. (27.0 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 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.
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DIRECTIONS

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