



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

Flat 1, 17 Lower Oldfield Park
Bath, BA2 3HL

£160,000



Offered to the market with no onward chain can be found this well presented ground floor studio apartment, situated in a desirable location within easy reach of Bath city centre, and nearby excellent public transport routes. The well presented accommodation comprises entrance hall, generous sized studio overlooking the rear communal garden, separate fitted kitchen with newly fitted gas boiler, and neutral three piece bathroom. The studio apartment presents itself as an ideal investment opportunity, currently achieving a 5.2% yield and offered with a tenant in situ until June 2024. However, for those also looking to take their first step onto the property ladder, this studio apartment offers excellent value in a prime Bath postcode. Further benefits include residents' communal gardens, well presented communal areas, and newly installed windows. A rare offering to the market and one worthy of an internal inspection.

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ACCOMMODATION

ENTRANCE HALL

Doors to rooms, entry phone, feature Dado rail.

STUDIO 12' 10" x 10' 7" (3.91m x 3.23m)

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

KITCHEN 10' 7" x 4' 9" (3.23m x 1.45m)

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" (2.18m x 1.75m)

A neutral three piece suite comprising low level WC, wash hand basin with hot & cold taps, and panelled bathtub 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

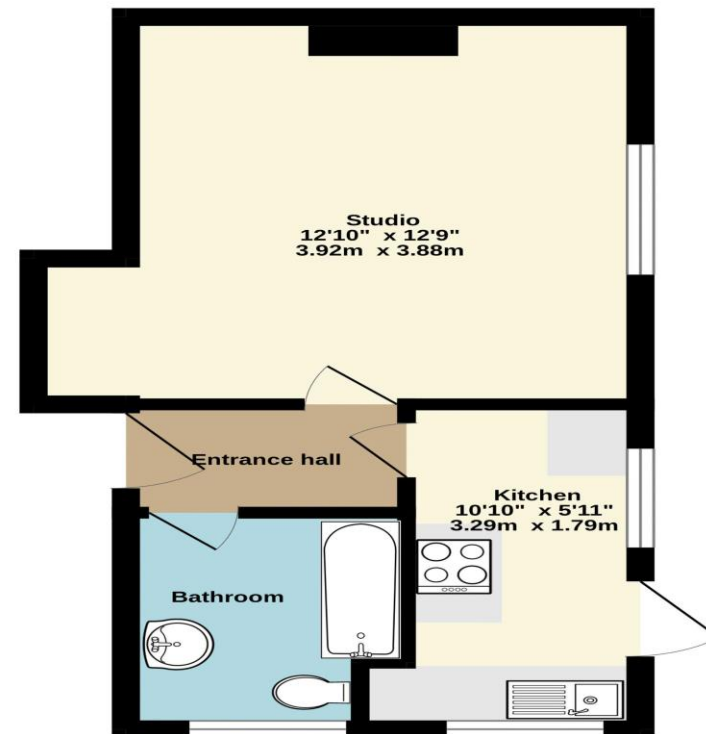
Door to front aspect with secure entry system, doors to rooms, communal stairwell.

EPC RATING D





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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