



Flat 25, The Hexagon Kempthorne Lane

, Bath, BA2 5RS

Asking Price £299,950



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Property for Investors - 3 Bedroom HMO with tenants in situ until the 18th July 2025 at £1800pcm.

Well presented, fully furnished 2nd floor apartment, 3 double bedrooms, 2 allocated parking spaces. 1 bedroom with en-suite shower, wash hand basin and low level wc. 2 further double bedrooms. Bathroom with white suite, bath and shower over, wash hand basin and low level wc.

To the rear of the property are the two allocated parking spaces (tandem parking spaces). This apartment has good transport links to Bath City Centre. Regular buses to the City Centre stop on Midford Road, just outside the turning for Kempthorne Lane. Within a short distance of the Sainsbury's store at Odd Down and Tesco Express petrol station at Glasshouse. Bath Spa Train Station (with regular links to London Paddington - journey time approx. 90 mins) is approximately 2.4 miles away and is located next to the Bus Station.

Service Charge £2728.17 Per Annum

Ground Rent £200 Per Annum

Leasehold - 976 Years Remaining of a 999 year lease

Grade II Listed Building

Council Tax band - C

EPC - Exempt

Entrance Hall

Communal Hall with lockable letter boxes. Lighting. Carpet Flooring. Doors to front and rear of building.

Entrance Hallway

Door to side. Two single glazed windows to front. Laminate flooring. Intercom. Airing Cupboard. Two night storage heaters. Two light fittings. Coat hooks on wooden plinth.

Lounge/Diner/Kitchen

20'8" x 16'11" (6.30 x 5.16)

Two x single glazed windows to front and two x single glazed windows to rear. TV Point. Shelving Units. Storage heaters. Two x Pendant light fittings. Two x floor lights. Laminate flooring.

Kitchen area comprises wall and base cream fronted units. Stainless steel sink and drainer. Rolled edge work surfaces. Tiling above work surfaces. Integrated electric oven and hob. Integrated fridge/freezer. Integrated washer/dryer. Spot lights on bar.

Bedroom 1

12'7" x 9'6" (3.84 x 2.90)

Single glazed window to rear. Built in wardrobe. TV

Point. Laminate flooring. Electric storage heater. Pendant light fitting. Smoke detector.

En-suite

White suite comprising: Shower cubicle. Wash hand basin. Low level wc. Tiling to wet areas. Extractor fan. Electric towel rail. Wood look vinyl floor.

Bedroom 2

13'3" x 9'5" (4.04 x 2.87 (4.03 x 2.88))

Single glazed window to rear. Fitted wardrobes. Telephone point. Electric storage heater. Laminate flooring. Pendant light fitting.

Bedroom 3

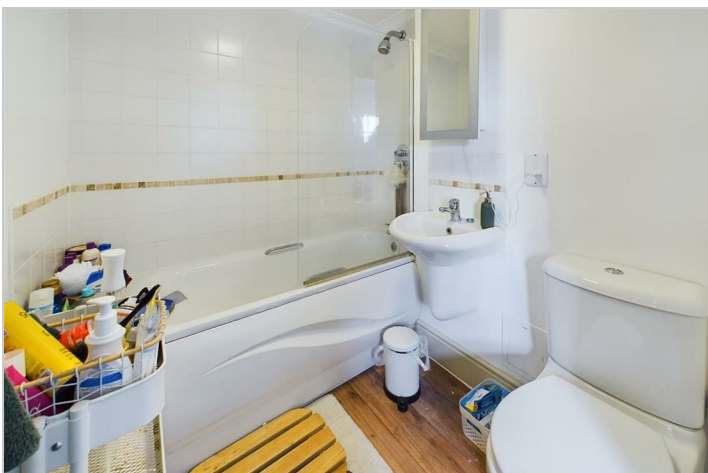
13'2" x 7'2" (4.01 x 2.18)

Single glazed window to rear. Electric storage heater. Pendant light fitting. Smoke detector. Laminate flooring.

Family Bathroom

6'9" x 5'5" (2.06 x 1.65)

White suite comprising bath with shower over. Wash hand basin. Low level wc. Tiling to wet areas. Extractor fan. Shaver point. Heated towel rail. Wood look vinyl flooring. Square light fitting.



Road Map



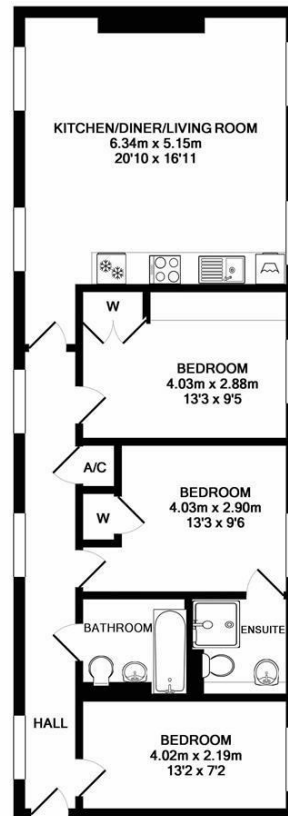
Hybrid Map



Terrain Map



Floor Plan



TOTAL APPROX. FLOOR AREA 76.3 SQ.M. (822 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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